



... the best of the best of the Northwest.

## WALLA WALLA CITY COUNCIL

Regular Meeting Agenda

September 8, 2021 - 6:30 p.m.

Live stream of the meeting may be viewed on the City's website at <https://www.wallawallawa.gov/government/city-council>. Members of the public also may attend and participate in this regular meeting by using this Zoom meeting link: <https://us02web.zoom.us/j/87475539758> or by calling 253-215-8782 and entering meeting ID 874 7553 9758#.

Mission: We provide municipal services and programs essential to a desirable community in which to live, work and play.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. PRESENTATIONS AND PROCLAMATIONS
  - A. Pgs. 3-5 Proclamation declaring the week of September 17 through September 23 as "Constitution Week."
4. PUBLIC COMMENTS

The public may comment at this time on matters of City business. To provide comments through the virtual meeting, please use the Zoom link at the top of the agenda, raise your virtual hand, wait to be recognized, and then unmute. If you are calling in, dial \*9 to raise your virtual hand, wait to be recognized, and dial \*6 to unmute the connection. Public comments may also be provided by emailing the City Clerk at [khill@wallawallawa.gov](mailto:khill@wallawallawa.gov).
5. CONSENT AGENDA

- A. Pgs. 6-20 Resolution 2021-121: Authorizes a professional services contract with Anderson Perry & Associates for design and construction management of the Landfill Road and Compost Pad Improvements project in the amount of \$121,890.
- B. Pgs. 21-25 Resolution 2021-122: Authorizes payment of permit fees and capital facility charges for the Walla Walla Housing Authority project for affordable and supportive housing from the Housing Fund, in an amount not to exceed \$57,406.00.
- C. Pgs. 26-35 Approves minutes of the August 23 Work Session and the August 25 regular meeting.

6. ACTIVE AGENDA

- A. Pgs. 36-52 Public Hearing and Ordinance 2021-26. Adopts amendments to the Walla Walla Comprehensive Plan Land Use Map and Text Amendments and Amendments to the City of Walla Walla Zoning Map Plan Amendments for 2021.
- B. Pgs. 53-141 Resolution 2021-123: Authorizes a lease agreement with W3 Entertainment for operation and maintenance of the Veterans Memorial Golf Course.
- C. Pgs. 142-164 Approval of August 2021 Check Register containing check numbers 15167- 15173; 15175-15265; 15367-15552; 15554-15712; and 238-254 totaling \$5,876,911.02.

7. COUNCIL MEMBER MEETING REPORTS

8. UNFINISHED AND NEW BUSINESS

9. ADJOURNMENT

**Values:**

Customer Focus/Service  
Excellence  
Stewardship  
Communication  
Leadership  
Integrity



ar-4363

**Pgs. 3-5**

**City Council - Regular Meeting**

**Meeting Date:** 09/08/2021

**Submitted For:** City Council, City Council

**Add'l Contributors:**

---

**Information**

**ITEM TITLE:**

Proclamation declaring the week of September 17 through September 23 as "Constitution Week."

---

**Attachments**

Constitution Week Proclamation

---

Columbia River Chapter, NSDAR  
Cheri Eisen, Vice Regent  
Phone: 509.497.1154  
Email: [caninemail@gmail.com](mailto:caninemail@gmail.com)

DAR

August 20, 2021

City of Walla Walla  
Tom Scribner, Mayor  
15 North 3<sup>rd</sup> Ave  
Walla Walla, WA 99362

RE: Constitution Week Proclamation

To Mayor Scribner,

As you may know, in 1955 the Daughters of the American Revolution petitioned Congress to declare September 17 through 23 as Constitution week in observance of the signing of the United States Constitution. It was passed into law in 1956 by President Dwight D. Eisenhower. This year marks the 234th anniversary of the signing.

Considering all the tragedy and suffering occurring worldwide at this time, I would like to request that you please make note of this special occasion in the history of our country as a reminder to all that we are a strong, resilient, and patriotic nation.

The DAR is committed to informing our community of the importance of our nation's history and its pledge to maintain Freedom, Liberty, and its Inalienable Rights. Local community leaders have issued Constitution Proclamations. Our members are diligently working to inform the community of the significance of this special week.

We would appreciate any assistance that you could provide through writing and presenting a Proclamation at your City Council Meeting during Constitution Week, or social media, to help us reach our goal of spreading this POSITIVE NEWS!

Thank you for your consideration. I can be reached by phone or email.  
Cheri Eisen, Vice Regent, Columbia River Chapter, NSDAR





## PROCLAMATION

WHEREAS, the Constitution of the United States of America is a testament to the resolve of the American people to maintain their rights, liberties and freedoms; and

WHEREAS, President Dwight D. Eisenhower declared the national observance of Constitution Week in 1956; and

WHEREAS, Constitution Week provides the nation with an opportunity to read and reflect on this important document in America's history; and

WHEREAS, the Daughters of the American Revolution, including the Columbia River Chapter, have promoted and encouraged this weeklong commemoration of the Constitution; and

WHEREAS, September 17, 2021 is celebrated as Constitution Day and marks the 234th anniversary of the drafting of the Constitution of the United States of America.

NOW, THEREFORE, I, Tom Scribner, Mayor of Walla Walla, do hereby proclaim September 17-23, 2021 as:

## CONSTITUTION WEEK IN WALLA WALLA



---

Tom Scribner, Mayor  
Signed this 8<sup>th</sup> day of September, 2021

A WONDERFUL PLACE TO **LIVE WORK PLAY**



ar-4336

Pgs. 6-20

**City Council - Regular Meeting**

**Meeting Date:** 09/08/2021

**Item Title:** Professional Services contract with Anderson Perry & Associates

**Submitted For:** Leah Rohan, Public Works Department, Engineering Capital Programs

**Project No:**

LF2201

**Financial Comments:**

Time and materials, not to exceed \$121,890 (1,010 labor hours). Funded by the City Landfill Fund.

**All Contracts:**

Yes

**Federally funded contracts only:**

Not Applicable

**Construction contracts only:**

Not Applicable

**Brief Summary of Requested Action:**

Authorizes a time and materials, not to exceed, professional services contract in the amount of \$121,890 with Anderson Perry & Associates, for design and construction management of the Landfill Road and Compost Pad Improvements project. The total project cost is estimated at \$1,400,000.

---

**Information**

**HISTORY:**

WHAT IS THE CONTRACT FOR? This is a Professional Services Contract with Anderson Perry & Associates for design and construction management of the Landfill Road and Compost Pad Improvements project.

WHY DO WE NEED TO HIRE A CONSULTANT? There are aspects of this project which staff does not have the qualifications to perform such as surveying and pavement design.

The Professional Services Contract includes the following tasks:

- Topographic survey and base mapping
- Pavement rehabilitation options
- Site design
- Stormwater design
- Assistance in bidding and award
- Construction management

In addition, hiring a consultant allows staff to work on and oversee a variety of other projects that also need to be completed.

IS THE COST REASONABLE? The not-to-exceed cost of \$121,890 was negotiated by staff

with Anderson Perry & Associates. With approximately 1,010 labor hours, this equates to an average hourly rate of \$121. This average hourly rate is consistent with design services on similar past projects.

**PROJECT INFORMATION:** This project will reconstruct the commercial vehicle lane to the South of the scale (area A on the attached vicinity map). This is the original road from the 1970s when the landfill began operation. During the 2019 Entrance Improvements project, this lane became the commercial vehicle lane which means it will now be subject to constant, heavy vehicle traffic from garbage trucks which will accelerate the deterioration of the pavement. This portion of the landfill road also has drainage issues that need to be addressed.

The area north of the commercial scale (area B on the vicinity map) is in better condition than area A and therefore will only require an overlay and minimal reconstruction.

The existing employee parking lot (area C on the vicinity map) has settlement issues which have affected the gravity sewer line under the parking lot and will require reconstruction and re-grading to direct the stormwater flows away from areas causing the settlement.

The compost pad (area D on the vicinity map) has experienced substantial settling in several areas due to the decomposition of the waste buried beneath the pad. The settlement has resulted in improper drainage which had previously been accomplished by the pad being sloped towards the compost stormwater pond. Improper drainage can result in finished compost being contaminated by the liquid from un-finished compost, which delays the final product being ready for sale. The compost pad must also be maintained to prevent stormwater from infiltrating the waste buried below the pad which could potentially cause groundwater contamination and lead to further settlement of the pad. The improvements will include asphalt surface treatment and installation of catch basins, manholes, and a storm drain main to collect and direct the stormwater to the compost stormwater pond and allow for better stormwater management as the waste will continue to settle over time.

**CONSULTANT SELECTION DETAILS:** Staff selected Anderson Perry & Associates from the MRSC professional services roster as they are very familiar with the site. They have successfully provided engineering and surveying services to the city on numerous occasions in the past and have the necessary experience and expertise in roadway design, surveying, and stormwater design. Staff negotiated a scope and fee to complete the design and construction management. Staff considers the scope of work and fee to be fair and reasonable.

#### **POLICY ISSUES:**

Contracts greater than or equal to \$20,000 require Council Authorization.

The Landfill Road and Compost Pad Improvements project is consistent with the adopted 2021-2026 Capital Facilities Plan (Ordinance 2020-45).

#### **PLAN COMPLIANCE:**

## STRATEGIC PLAN:

Strategic Initiative 2 - Long Term: Fix and Improve the City's Infrastructure.

### Objectives:

2. Continue work on the City's Transportation Network (e.g. streets, sidewalks, bridges, etc.)
4. Maintain City Buildings and Facilities

## COMPREHENSIVE PLAN:

Environment and Natural Resources Goal 1 Water, air, and soil resources in Walla Walla are protected.

ENR Policy 1.1 Implement best management practices, where feasible, to ensure protection of surface and groundwater resources and ecosystems in locations where roadway and highway construction projects are occurring.

Transportation Goal 4 Maintain, preserve, and extend the life of the City's transportation infrastructure.

TP Policy 4.1 Inventory and prioritize preservation of existing transportation infrastructure (roads, bridges, traffic control devices, lighting, etc.).

TP Policy 4.2 Maintain the existing transportation infrastructure to preserve the intended function and extend the useful life.

Capital Facilities and Utilities Goal 5 The sound fiscal management of government services and facilities promotes a transparent and collaborative relationship between government and residents.

CFU Policy 5.1 Plan for rehabilitation of the City's utility infrastructure to ensure safe, reliable, and efficient service.

## ALTERNATIVES:

Council may:

1. Authorize the contract with Anderson Perry & Associates as recommended;
2. Reject the scope of work and fee from Anderson Perry & Associates and direct staff to solicit other engineering firms; or
3. Direct Staff to renegotiate specific elements of the scope of work (and fee) and return at a later date for Council authorization.

## STAFF RECOMMENDATION:

Staff recommends Council adopt a resolution authorizing a professional services contract with Anderson Perry & Associates in the amount of \$121,890 for design and construction management of the Landfill Road and Compost Pad Improvements project.

## CITY MANAGER COMMENTS:

Approved for City Council action.

---

## Attachments

Res 2021-121

Vicinity Map

Current conditions

---

**RESOLUTION NO. 2021-121**

A RESOLUTION AUTHORIZING THE CITY MANAGER OF THE CITY OF WALLA WALLA TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR DESIGN AND CONSTRUCTION MANAGEMENT OF THE LANDFILL ROAD AND COMPOST PAD IMPROVEMENTS PROJECT, AND RELATED WORK, TO EXECUTE AMENDMENTS, MODIFICATIONS, AND CHANGE ORDERS THERETO, AND TAKING SUCH FURTHER ACTION NEEDED THEREWITH

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a nonchartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, the City of Walla Walla is authorized to procure professional services from rosters maintained in accordance with Chapter 39.80 RCW; and

WHEREAS, the Walla Walla City Council passed City Resolution 2017-90 (Sept. 27, 2017) authorizing the City to utilize rosters maintained by the Municipal Research & Services Center to procure professional services; and

WHEREAS, the City of Walla Walla requires design and construction management services for its landfill road and compost pad improvements project and related work; and

WHEREAS, the City of Walla Walla evaluated the statement of qualifications and performance data of those parties and firms on file with the City of Walla Walla, and found that Anderson Perry & Associates is the most qualified to provide such services to the City of Walla Walla; and

WHEREAS, the price of the professional services contract negotiated with Anderson Perry & Associates to provide services is fair and reasonable to the City of Walla Walla; and

WHEREAS, the Walla Walla City Council has considered this matter during a regularly and duly called public meeting of said Council, has given said matter careful review and consideration, and finds that good government and the best interests of the City of Walla Walla will be served by passage of this resolution,

**NOW THEREFORE, the City Council of the City of Walla Walla resolves as follows:**

**Section 1:** The City Manager of the City of Walla Walla is hereby authorized, empowered and directed to execute a professional service agreement on behalf of the City of Walla Walla with Anderson Perry & Associates for design and construction management services for the City's landfill road and compost pad improvements project and related work.

**Section 2:** The City Manager of the City of Walla Walla is hereby authorized and empowered to execute amendments, modifications, and change orders to the contract

approved by section 1 herein on behalf of the City of Walla Walla, provided that sufficient appropriations have been made by the Walla Walla City Council, and provided further the aggregate value of all additional amendments, modifications, and change orders not exceed twenty thousand dollars (\$20,000.00) or ten percent (10%) of the original contract amount, whichever is greater.

**Section 3:** The City Manager of the City of Walla Walla is also hereby authorized and empowered to execute amendments, modifications, and change orders to the contract authorized by section 1 herein, which do not materially alter such contract, and also do not increase the financial obligations beyond amounts authorized by sections 1 and 2 herein.

**Section 4:** The City Clerk of the City of Walla Walla is hereby authorized and directed to attest the contract and any amendments, modifications or change orders authorized by this resolution, and to attach to each duplicate thereof a copy of this resolution.

**PASSED** by the City Council of the City of Walla Walla, Washington, September 8, 2021.

---

Mayor

Attest:

---

City Clerk

Approved as to form:

---

City Attorney







## Landfill Road and Compost Pad Improvements – Pictures of Condition of Road and Compost Pad



This is the original road from the 1970s when the landfill began operation. During the 2019 Entrance Improvements project, this lane became the commercial vehicle lane which means it is now subject to constant, heavy vehicle traffic from garbage trucks which will continue to accelerate the deterioration of the pavement. This portion of the landfill road also has drainage issues that need to be addressed.



## Landfill Road and Compost Pad Improvements – Pictures of Condition of Road and Compost Pad



This is the original road from the 1970s when the landfill began operation. During the 2019 Entrance Improvements project, this lane became the commercial vehicle lane which means it will now be subject to constant, heavy vehicle traffic from garbage trucks which will continue to accelerate the deterioration of the pavement.



## Landfill Road and Compost Pad Improvements – Pictures of Condition of Road and Compost Pad



This is the original road from the 1970s when the landfill began operation. During the 2019 Entrance Improvements project, this lane became the commercial vehicle lane which means it will now be subject to constant, heavy vehicle traffic from garbage trucks which will continue to accelerate the deterioration of the pavement.



## Landfill Road and Compost Pad Improvements – Pictures of Condition of Road and Compost Pad



This is the original road from the 1970s when the landfill began operation. During the 2019 Entrance Improvements project, this lane became the commercial vehicle lane which means it will now be subject to constant, heavy vehicle traffic from garbage trucks which will continue to accelerate the deterioration of the pavement.

## Landfill Road and Compost Pad Improvements – Pictures of Condition of Road and Compost Pad



This is the original road from the 1970s when the landfill began operation. During the 2019 Entrance Improvements project, this lane became the commercial vehicle lane which means it will now be subject to constant, heavy vehicle traffic from garbage trucks which will continue to accelerate the deterioration of the pavement. Deep ruts have started forming since this scale became the commercial scale.



Landfill Road and Compost Pad Improvements – Pictures of Condition of Road and Compost Pad



The existing employee parking lot has settlement issues which have affected the gravity sewer line under the parking lot and will require reconstruction and re-grading to direct the stormwater flows away from areas causing the settlement like the area shown in this picture.

## Landfill Road and Compost Pad Improvements – Pictures of Condition of Road and Compost Pad



The existing employee parking lot has settlement issues which have affected the gravity sewer line under the parking lot and will require reconstruction and re-grading to direct the stormwater flows away from areas causing the settlement. This picture shows the many repairs that have been done to the asphalt overtime.



Landfill Road and Compost Pad Improvements – Pictures of Condition of Road and Compost Pad



The area north of the commercial scale will only require an overlay and minimal reconstruction.

## Landfill Road and Compost Pad Improvements – Pictures of Condition of Road and Compost Pad



The compost pad has experienced substantial settling in several areas due to the decomposition of the waste buried beneath the pad. The settlement has resulted in improper drainage which can result in finished compost being contaminated by the liquid from un-finished compost, which delays the final product being ready for sale.





ar-3663

Pgs. 21-25

**City Council - Regular Meeting**

**Meeting Date:** 09/08/2021

**Item Title:** Authorization to utilize Fund 123 to pay a portion of permit fees for the Walla Walla Housing Authority Evergreen Commons Project

**Submitted For:** Elizabeth Chamberlain, Support Services

**Financial Comments:**

Currently, the Housing Fund 123 balance is \$62,338.10. The initial request from the Walla Walla Housing Authority was \$50,000 to cover the permit and capital facility charges but that estimate was prior to construction drawings being drafted and submitted for permit review.

Once permits were submitted to the City for review, the initial permit fee estimate was \$57,406.91. However, the final permit fee calculation, once the water meter size needed for the project was determined (which is a 2 inch meter), increased to \$76,624.91. The fund balance in Fund 123 is not sufficient.

The request is before City Council as the amount exceeds \$20,000. The source of funds used to pay the project's permit fees and/or capital facilities charges authorized by the City Manager is limited to Housing Development Fund 123, unless otherwise approved by the City Council.

**All Contracts:**

Not Applicable

**Federally funded contracts only:**

Not Applicable

**Construction contracts only:**

Not Applicable

**Brief Summary of Requested Action:**

Authorization to pay permit fees for the Housing Authority's project to develop twenty-nine multi-family units on the corner of Roosevelt and Evergreen.

---

**Information**

**HISTORY:**

The Walla Walla Housing Authority is planning the construction of 29 multi-family units on the corner of Roosevelt and Evergreen. The project will include a mix of one- and two-bedroom units. Due to the amount being greater than \$20,000, approval by Council is required.

**POLICY ISSUES:**

City Council approval is required for authorizations greater than \$20,000.

**PLAN COMPLIANCE:**

**STRATEGIC PLAN:**

Strategic Initiative 4: Encourage Economic development to strengthen the community.

Objective 3: Encourage affordable housing and reduce homelessness.

**COMPREHENSIVE PLAN:**

Land Use Policy 1.1: Accommodate new residential and commercial development in areas with available infrastructure and services.

Land Use Policy 1.3: Encourage infill development that provides additional housing within the city.

Land Use Policy 3.7: Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, and single family residential.

Housing Goal 1: A broad range of housing choices is available to meet the needs of people of diverse socioeconomic status, household type, and age.

Housing Policy 1.1: Provide an array of housing choices such as apartments, small lot single family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.

Housing Policy 1.4: Develop incentives for construction of housing affordable to households with low and moderate incomes such as density bonuses, waived fees, multi-family property tax exemption, or a transfer of development rights program.

Housing Policy 1.6: Apply for state and federal housing program funds to support efforts to provide funding for housing to serve people with low and moderate incomes and people with special needs.

**ALTERNATIVES:**

City Council could choose to not to utilize the funds in Fund 123 to support a portion of the Walla Walla Housing Authority permit fees.

**STAFF RECOMMENDATION:**

Recommend the City Council authorize the City Manager to use funds available in Housing Fund 123 to support the Evergreen Commons project up to \$57,406.

**CITY MANAGER COMMENTS:**

Approved for City Council action.

---

**Attachments**

Res 2021-122

Vicinity Map of Project Site

---

**RESOLUTION NO. 2021-122**

A RESOLUTION AUTHORIZING THE CITY MANAGER OF THE CITY OF WALLA WALLA TO WAIVE BUILDING PERMIT FEES AND OTHER RELATED CHARGES, AND TAKING OTHER ACTION CONNECTED THEREWITH

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a nonchartered code city under Title 35A of the Revised Code Washington; and

WHEREAS, section 35A.11.020 of the Revised Code of Washington provides in pertinent part that "[t]he legislative body of each code city shall have all powers possible for a city or town to have under the Constitution of this state, and not specifically denied to code cities by law" and such power may be exercised in regard to regulation and use of property; and

WHEREAS, the Walla Walla Housing Authority is undertaking an affordable housing project on the northwest corner of Roosevelt St. and Evergreen St. called the Evergreen Commons Project, and it has requested waiver of building permit fees and other related charges; and

WHEREAS, the Walla Walla City Council has reviewed this matter during a regularly called public meeting of said Council, has given said matter careful review and consideration, and finds that passage of this resolution is an appropriate function for the city and that the best interests of the City of Walla Walla will be served by passage of this resolution,

**NOW THEREFORE, the City Council of the City of Walla Walla resolves as follows:**

**Section 1:** The Walla Walla City Council hereby authorizes suspension and/or alteration of the rules and regulations in the Walla Walla Municipal Code regarding building permit fees, utility fees, plan review fees, demolition fees, and other related charges for the Evergreen Commons Project, and the City Manager of the City of Walla Walla is hereby authorized and empowered to either waive such fees and charges in the manner and amount that the City Manager determines to be in the fair and reasonable or apply Community Development Block Grant program income to pay such fees and charges.

**PASSED** by the City Council of the City of Walla Walla, Washington, September 8, 2021.

\_\_\_\_\_  
Mayor

Attest:

---

City Clerk

Approved as to form:

---

City Attorney



# PROPOSED WALLA WALLA HOUSING AUTHORITY EVERGREEN COMMONS PROJECT



**Proposed Evergreen Commons  
Project Site**



0 40 80 160 Feet

Print Date: 9/1/2021

The City of Walla Walla does not warrant, guarantee or accept any liability for the accuracy, precision or completeness of any information shown or described hereon or for any inferences made therefrom. Any use made of this information is solely at the risk of the user.







ar-4361

**Pgs. 26-35**

**City Council - Regular Meeting**

**Meeting Date:** 09/08/2021

**Submitted For:** Kammy Hill, Support Services

**Add'l Contributors:**

---

**Information**

**ITEM TITLE:**

Approves minutes of the August 23 Work Session and the August 25 regular meeting.

---

**Attachments**

08-23-2021 Minutes

08-25-2021 Minutes

---

**WALLA WALLA CITY COUNCIL**  
**Work Session Minutes**  
**August 23, 2021**

**1. CALL TO ORDER**

Mayor Scribner called the meeting to order at 4:00 p.m.

Present: Councilmembers Yazmin Bahena, Riley Clubb, Myron Huie, Ted Koehler, Steve Moss, Susan Nakonieczny, and Mayor Tom Scribner.

Absent: None

City staff in attendance: City Manager Nabel Shaw, Deputy City Manager Elizabeth Chamberlain, City Attorney Tim Donaldson, Public Works Director Ki Bealey, Parks & Recreation Director Andy Coleman (virtually), Capital Projects Engineer Mike Laughery, Parks Maintenance Supervisor Wes Walker, and City Clerk Kammy Hill.

**2. ACTIVE AGENDA**

A. Leasing Fort Walla Walla amphitheater to New Beginnings.

Staff reviewed the proposal from New Beginnings Pastor Tim Bruner to lease the Fort Walla Walla Amphitheater. There are limitations on the lease of public property to religious organizations and a public process must be used. Staff recommends opening the lease of the amphitheater for submittal of proposals. If the Council wants to lease the property to a religious organization, it must also declare the property surplus and it must be physically separated from other public property.

Mr. Bruner commented on the desire to restore the amphitheater and the change from leasing it to New Beginnings, a religious organization, to a newly formed limited liability company, Fortress Events. This company is not affiliated with New Beginnings and will have a separate board of directors. They are looking to restore the amphitheater to an events center for family-oriented events. They already have commitments from contractors to perform some of the necessary work.

There was discussion on the change from leasing to a religious organization to a limited liability company. It was the consensus of Council to have staff issue a request for proposals to lease the Fort Walla Walla Amphitheater.

B. Howard & Chestnut Street intersection alternatives analysis.

Staff reviewed the current level of service grade of "F" at the intersection. There are three alternatives to consider:

- Realign Chestnut Street and signalize the intersection.
- Install a compact roundabout.
- Leave the intersection as it is currently configured.

Staff and the engineering consultant recommend a compact roundabout. There was discussion on timing of the project and consolidating it with the 2026 Howard Infrastructure Replacement and Repair project. It was the consensus of Council to support the staff recommendation.

C. Electric Revolution Event proposal.

Paul d'Orleans, George Tortarolo, and Kim Young, participating virtually, explained their concept to showcase electric vehicles with a three-day event over Memorial Day weekend in 2022 to include electric vehicle rides, art, music, and other entertainment.

There was discussion on why Walla Walla was chosen for this proposed event, expectations from the City, and enthusiasm from partners in the valley.

It was the consensus of Council to have the Mayor sign a letter of intent to host an electric revolution event over Memorial Day weekend in 2022.

D. Adam West Day proclamation discussion.

It was the consensus of Council to issue a proclamation declaring September 18, 2021, as "Adam West Day" in Walla Walla.

**3. OTHER BUSINESS**

No other business was discussed.

**4. ADJOURNMENT**

There being no further business, the meeting adjourned at 5:45 p.m.



**WALLA WALLA CITY COUNCIL**  
**Regular Meeting Minutes**  
**August 25, 2021**

**1. CALL TO ORDER**

Mayor Scribner called the meeting to order at 6:30 p.m.

Present: Councilmembers Yazmin Bahena, Riley Clubb, Myron Huie, Ted Koehler, Steve Moss, Susan Nakonieczny, and Mayor Tom Scribner.

Absent: None.

City staff in attendance: City Manager Nabel Shawa, City Attorney Tim Donaldson, Deputy City Manager Elizabeth Chamberlain, Public Works Director Ki Bealey, Development Services Director Preston Frederickson, Fleet Services Manager Matt Edwards, Senior Planner Jon Maland, and City Clerk Kammy Hill.

**2. PLEDGE OF ALLEGIANCE**

**3. PRESENTATIONS**

Mayor Scribner read and presented the proclamation declaring September 18, 2021, as "Adam West Day" in Walla Walla.

**4. PUBLIC COMMENTS**

Bill Szuch, Walla Walla, felt the burden of the ambulance utility fee was mainly on single-family residences and requested the ordinance be amended to share the cost more equitably for the service.

Thomas Mair, Walla Walla, expressed concerns with the draft urban forest management plan and commented on recent legislation to help communities improve their urban forest.

Gayle Budorff, Walla Walla, felt the urban forest management plan adopted in 2000 was still a good plan compared to the new draft.

Heather Johnson, Walla Walla, commented on the COVID-19 vaccine mandate enacted by Governor Inslee and asked the City Council to take a stance to object to this mandate.

**WALLA WALLA CITY COUNCIL MINUTES**  
**AUGUST 25, 2021**  
**PAGE 2**

There were comments by Council in response to the opinions expressed by the public speakers.

**5. CONSENT AGENDA**

Staff introduced the Consent Agenda Items A through D as follows:

- A. Accepts resignation of Dr. Pete Van Dyke from the Civil Service Commission.
- B. Resolution No. 2021-115 adopting the 2021 Well Master Plan.
- C. Resolution No. 2021-116 ratifying declaration of emergency for water shop asbestos removal.
- D. Approval of minutes of the regular meeting held August 11, 2021.

Mayor Scribner invited public input. No one in the audience chose to address the City Council on any of these items.

**Councilmember Moss moved to adopt Consent Agenda Items A through D. Councilmember Koehler seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

**6. ACTIVE AGENDA**

- A. Resolution No. 2021-117 accepting a 2021 National Highway System (NHS) Asset Management grant for pavement preservation on Rose Street in the amount of \$924,000.

Staff reported this action would accept a \$924,000 grant for the pavement preservation on Rose Street from Myra Road to Isaacs Avenue. The City would not be eligible for this grant without having a pavement management program. As part of this pavement preservation grant, Rose Street would be reconfigured from 4-lanes to 3-lanes. This reconfiguration will allow for a center turn lane and bicycle lanes making the roadway safer for vehicles, cyclists, and pedestrians.

Mayor Scribner invited public input. No one chose to address the City Council on this issue.

**WALLA WALLA CITY COUNCIL MINUTES**  
**AUGUST 25, 2021**  
**PAGE 3**

Council commended staff for their success in obtaining grant funds. There was discussion on the reconfiguration of the roadway. The previously proposed traffic signal at 13<sup>th</sup> Avenue and Rose Street became prohibitively expensive due to the railroad tracks.

**Councilmember Moss moved to adopt Resolution No. 2021-117. Councilmember Nakonieczny seconded the motion. The motion was unanimously carried with 7 yes votes and 0 no votes.**

- B. Resolution No. 2021-118 accepts a 2021 National Highway System (NHS) Asset Management Grant for Second Avenue in the amount of \$638,000.

Staff reported this grant will resurface 2<sup>nd</sup> Avenue from Birch to Howard with a micro-surfacing treatment which is a new application for the City for pavement preservation.

Mayor Scribner invited public input. No one chose to address the City Council on this issue.

There was brief discussion on how this micro-surfacing treatment is applied. Council commended staff for obtaining this grant.

**Councilmember Koehler moved to adopt Resolution No. 2021-118. Councilmember Moss seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

- C. Public hearing pertaining to the petition to vacate the undeveloped alley right-of-way between North 9<sup>th</sup> Avenue and North 10<sup>th</sup> Avenue and lying north of West Moore Street and south of West Rees Avenue.

Staff reviewed the boundary of the right-of-way proposed for vacation subject to reserving utility easements.

Mayor Scribner declared the public hearing open. There being no public testimony, the hearing was closed.

**Councilmember Moss moved to approve the petition to vacate the undeveloped alley right-of-way between North 9<sup>th</sup> Avenue and North 10<sup>th</sup> Avenue and lying north of West Moore Street and south of West Rees**

**WALLA WALLA CITY COUNCIL MINUTES**  
**AUGUST 25, 2021**  
**PAGE 4**

**Avenue subject to the applicant obtaining an appraisal and paying required fees. Councilmember Huie seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

- D. Resolution No. 2021-119 awarding the bid for the Citywide Pedestrian Safety Treatments project to ESF Development, LLC in the amount of \$429,997.

Staff reported the bid was approximately \$17,000 over the amount previously authorized by the City Council. The Washington State Department of Transportation has authorized additional funding to cover the additional project costs.

Mayor Scribner invited public input. No one chose to address the City Council on this issue.

**Councilmember Moss moved to adopt Resolution No. 2021-119. Councilmember Huie seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

- E. Resolution No. 2021-120 authorizing the replacement and purchase of eighteen new fleet vehicles and equipment using purchasing agreements with Washington State, Sourcewell, and HGACBuy cooperative purchasing organizations, along with local vendors and suppliers if they can match the contract pricing, not to exceed a total purchasing cost of \$2,500,000.

Staff reviewed the primary objectives of determining the optimal replacement window based on vehicle maintenance and cost. Vehicle and equipment replacements were deferred in 2020 and now with supply shortages, obtaining replacements will be challenging. Staff is seeking authorization for these budgeted and planned replacements in a total amount not to exceed \$2,500,000.

Mayor Scribner invited public input. No one chose to address the City Council on this issue.

There was extensive discussion on:

- Trade in values for existing vehicles and equipment.
- Continuing to delay vehicle replacements and impact on employees' ability to perform their duties.

**WALLA WALLA CITY COUNCIL MINUTES  
AUGUST 25, 2021  
PAGE 5**

- Process and review of vehicle replacement program.
- Delaying replacement of vehicles scheduled to be replaced during 2020 and 2021 may increase the City's costs.

**Councilmember Moss moved to adopt Resolution No. 2021-120. Councilmember Clubb seconded the motion. The motion carried with 6 yes votes and 1 no vote by Mayor Scribner.**

- F. Approval of minutes of the August 9, 2021, Work Session and August 9, 2021, special meeting.

**Councilmember Moss moved to approve the minutes of the August 9, 2021, Work Session and August 9, 2021, special meeting. Councilmember Bahena seconded the motion. The motion unanimously carried with 6 yes votes, 0 no votes, and 1 abstention by Councilmember Clubb.**

- G. Approval of the July 2021 accounts payable register containing check numbers 14821 through 14870, 14872 through 14951, 14953 through 15026, 15028 through 15166, and 225 through 237 totaling \$3,903,324.22.

**Councilmember Moss moved to approve the July 2021 accounts payable register containing check numbers 14821 through 14870, 14872 through 14951, 14953 through 15026, 15028 through 15166, and 225 through 237 totaling \$3,903,324.22 except for the checks to the Blue Mountain Action Council. Councilmember Koehler seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

**Councilmember Moss moved to approve payment of the checks to the Blue Mountain Action Council. Councilmember Bahena seconded the motion. The motion unanimously carried with 6 yes votes, 0 no votes, and 1 abstention by Councilmember Koehler.**

**7. COUNCIL MEMBER MEETING REPORTS**

Councilmember Moss reported attendance at a meeting with representatives of the American Civil Liberties Union regarding police body cameras; a meeting regarding the electric revolution event; a meeting of the Chief's Advisory Committee; the agenda setting meeting; the Valley Transit Board meeting; the Finance Committee meeting; the

**WALLA WALLA CITY COUNCIL MINUTES**  
**AUGUST 25, 2021**  
**PAGE 6**

Work Session; and a meeting of the Leadership Team regarding strategic planning.

Councilmember Huie reported attendance at the Work Session and the Committee on Committees meeting.

Councilmember Bahena reported attendance at a meeting with Public Works Director Bealey; a walkabout with City Manager Shawa; the Downtown Walla Walla Foundation Board meeting; a meeting with Mayor Scribner; the Work Session; and the Committee on Committees meeting.

Councilmember Nakonieczny reported attendance at the Downtown Walla Walla Foundation Board meeting; the Good Roads Committee meeting; the Valley Transit Board meeting; the Work Session; and the Committee on Committees meeting.

Councilmember Clubb reported attendance at the Blue Mountain Action Council Chief Executive Officer search committee meeting; the Blue Mountain Action Council Board meeting; the retirement celebration for Blue Mountain Action Council Executive Officer Kathy Covey; the Entrepreneurship and Innovation Ecosystem meeting; the exit conference with representatives of the State Auditor's Office; the Finance Committee meeting; and the Work Session.

Councilmember Koehler reported attendance at the Water & Wastewater Advisory Committee meeting; the Valley Transit Audit meeting; the Valley Transit Board meeting; the Valley Transit Board Executive Session; the exit conference with representatives of the State Auditor's Office; and the Work Session.

Mayor Scribner reported attendance at the Jim Bock Radio Show interview; several luncheon meetings with constituents; a meeting regarding the electric revolution event; a meeting with Councilmember Bahena; a meeting with Arborist Kyle Clemens; the Finance Committee meeting; the Work Session; and a meeting of the Leadership Team regarding strategic planning.

**8. UNFINISHED AND NEW BUSINESS**

**Councilmember Nakonieczny moved to appoint the following to the Civil Service Commission:**

**WALLA WALLA CITY COUNCIL MINUTES  
AUGUST 25, 2021  
PAGE 7**

- **Scott Rasley for a term expiring June 30, 2022;**
- **Brad Morris for a term expiring June 30, 2023; and**
- **Sandy Garcia for a term expiring June 30, 2024.**

**Councilmember Huie seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

There were comments by Council on the resignation of Andrea Weckmueller-Behringer as Executive Director of the Metropolitan Planning Organization; and the inclusion of more tree planting in the urban forestry management plan. Staff concurred with the need to improve the urban canopy, especially in some areas of the City without many trees.

Staff reported the 40<sup>th</sup> Annual Civil Service Conference will be held September 28 through September 30; and there will be two bands playing downtown on Saturday.

**9. ADJOURNMENT**

**There being no further business, the meeting adjourned at 8:35 p.m.**



ar-4322

Pgs. 36-52

**City Council - Regular Meeting**

**Meeting Date:** 09/08/2021

**Item Title:** Public Hearing and Ordinance adopting the 2021 Annual Comprehensive Plan Amendments

**Submitted For:** Jon Maland, Development Services Department

**Project No:**

CPA-21-0002, CPA-21-0003, CPA-21-0004 and CPA-21-0005

**Financial Comments:**

N/A

**All Contracts:**

Not Applicable

**Federally funded contracts only:**

Not Applicable

**Construction contracts only:**

Not Applicable

**Brief Summary of Requested Action:**

Public Hearing and consideration of an Ordinance that adopts amendments to the Walla Walla Comprehensive Plan Land Use Map and Text Amendments and Amendments to the City of Walla Walla Zoning Map for 2021.

---

**Information**

**HISTORY:**

The proposed Amendments are part of the annual Comprehensive Plan Amendment cycle/schedule and docket, in which the City accepted applications until March 31, 2021. A Planning Commission workshop on June 7, 2021, introduced the proposals.

A Notice of Application was issued on June 18, 2021, with a comment period deadline of July 8, 2021. The Notice of Application was posted on the City's website, posted on site locations (for Land Use Amendments), mailed to property owners within 400 feet (for Land Use Amendments) and published in the Union-Bulletin.

The SEPA review was conducted and the SEPA Determination of Non-Significance (DNS) were issued for the Land Use Amendments on July 9, 2021, and July 19, 2021, for the Text Amendments.

A Notice of Public hearing was issued on July 15, 2021, for the public hearing before the Planning Commission on August 2, 2021. The hearing notice was posted on the City's website, posted on site locations (for Land Use Amendments), mailed to property owners within 400 feet ( for Land Use Amendments) and published in the Union-Bulletin.



The Planning Commission conducted a Public Hearing on August 2, 2021 for the following applications:

**File# CPA-21-0002 Applicant: City of Walla Walla, Location: West Cherry Street and Irene Street.**

North area: Comprehensive Plan Land Use Map amendment from Public to Industrial and a Municipal Code (Zoning Code) Map amendment from Public Reserve (PR) to Heavy Industrial (IH). South and East area: Comprehensive Plan Land Use Map amendment from Industrial to Public and Municipal Code (Zoning Code) Map amendment from Heavy Industrial (IH) to Public Reserve (PR). Amendment for the properties located north and south of the Mill Creek as part of the City of Walla Walla land sale to PK Partnership in 2018. The proposed Land Use Map Amendment will bring the subject properties into conformity with the surrounding land uses.

No comment letters submitted.

No public comment, at the Planning Commission hearing, on this item.

[Link to the Staff Report](#)

**File# CPA-21-0003 Applicant: Ice Burg LLC, Location: 604 and 608 West Birch Street.**

Land Use Map amendment from Residential to Commercial and a Municipal Code (Zoning Code) Map amendment from Neighborhood Residential (RN) to Highway Commercial (CH) for the two parcels on West Birch Street, located east of the Ice Burg restaurant.

No comment letters submitted.

Public comments from the following at the Planning Commission hearing:

Ron Coleman c/o Ice Burg LLC

Blake Fisher, Architect c/o Ice Burg LLC

RL Richard McFarland

Dorothy Knudson

[Link to Staff Report](#)

**File# CPA-21-0004 Docketed Item, Text Amendment. Applicant: Community Council - Affordable Housing Implementation Task Force Local Policies and Regulations Subcommittee.**

Proposed Text amendments for Introduction Chapter, amendments to Land Use Policy 3.7, amendments to Housing Element, Housing Element- "Maintenance" Housing Policy 1.3., 1.4 and 1.9. The proposes amendments pertain to affordable housing policies and provisions contained within the Comprehensive Plan and addressing the inclusion of manufactured homes and manufactured housing communities within the applicable policies of the Comprehensive Plan.

No comment letters submitted.

Public comments from the following at the Planning Commission hearing:

Emily Brown

Gustavo Reyna

RL Richard McFarland

Rachel Elfenbein

[Link to Staff Report](#)

**File# CPA-21-0005 Applicant: City of Walla Walla, Location: 922 Bonsella Street.**

Land Use Map amendment from Public to Residential and a Municipal Code (Zoning Code) Map amendment from Public Reserve (PR) Neighborhood Residential (RN). The proposed Land Use Map Amendment will bring the subject property into conformity with the surrounding residential neighborhood since the the Public Reserve land use designation is no longer relevant to the residential Bed and Breakfast use.

No comment letters submitted.

No public comment, at the Planning Commission hearing, on this item.

[Link to Staff Report](#)

#### **PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission Public Hearing was concluded, and the Planning Commission recommended the following:

**CPA-21-0002:** Recommendation to the City Council to approve CPA-21-0002, as submitted.

**CPA-21-0003:** Recommendation to the City Council to approve CPA-21-0003, with the modification to only change the land use of the property at 608 West Birch Street to Commercial and that 604 West Birch Street should remain Residential.

The Planning Commission deliberated on the amendment request and had concerns about affordable housing and the possible elimination of the existing houses on the subject properties. The applicant provided testimony on the commercial activities surrounding the parcels, his hopes to solve problems with traffic at the Ice Burg property and this tenant, Graze, which is located to the west. Additionally, the applicant addressed the condition of the existing housing units, and accommodating the renters if and when the subject properties would be redeveloped. From this deliberation and discussion, the Planning Commission concluded with a recommendation to change 608 West Birch Street to Commercial and 604 West Birch Street to remain Residential.

**CPA-21-0004:** Recommendation to the City Council to approve CPA-21-0004 with staff recommended text modifications as follows (added terms are bolded and italicized and removed items are stricken):

#### Introduction: Land Use

“Zoning code is based largely on the content of the Land Use Element. Walla Walla plans to maintain and improve quality of life for residents, including availability of affordable housing, through the policies in the Land Use Element, including an emphasis on ***the preservation of existing affordable housing***, infill development, increased residential densities, and greater flexibility for mixed-use developments.” (Page I-2)

#### Land Use Policy 3.7

“Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, ~~and~~ single family residential, ***and manufactured homes and manufactured housing communities***.” (Page LU-8)

#### Introduction: Housing Element

“Walla Walla must ensure it has enough housing for all its residents. As the City grows it also

plays a role in providing everyone who lives here access to a decent house that they can afford. There are many ways to do this, but increasing the different types of housing is an important factor in meeting community needs. ***Policies enacted to create more housing must include measures that mitigate against the displacement of marginalized populations through redevelopment.*** This element examines the kind of housing Walla Walla has now, its needs for housing, and identifies how it can make sure there are enough homes for everyone in the future.”

Housing Element: Maintenance of Existing Housing Stock

~~“Walla Walla has decent, but aging housing stock. This can be an asset for a community as it grows if the existing housing is well maintained. The City should look into a variety of ways to ensure that current housing remains in good condition. Such programs could include: code compliance programs, minimum property maintenance standards, or home repair assistance programs.”~~

***“Walla Walla has a large proportion of aging housing stock (75.1% of houses in Walla Walla city were built before 1980; 50.7% of houses were built prior to 1960 (American Community Survey 2017, 5-Year Estimates, Table DP04). Aging housing stock that is in decent condition can be an asset for a community as it grows, if the existing housing is well maintained. The City should look into a variety of ways to ensure that current housing remains in good condition. Such programs could include: code compliance programs, minimum property maintenance standards, and/or home repair assistance programs. Some of the aging housing stock is abandoned and in poor condition, which contributes to neighborhood blight. The City should develop policies and programs that facilitate the removal of housing units that have been abandoned and are beyond repair and incentivize redevelopment of vacant lots.”***(Page H-14)

Housing Policy 1.3

Encourage the use of existing housing stock, ***including manufactured homes and manufactured housing communities***, to provide affordable housing for households with middle- and lower-incomes. (Page H-15)

Housing Policy 1.4

“Develop incentives for construction of housing affordable to households with low and moderate incomes such as density bonuses, ***reduced or*** waived fees, multi-family property tax exemption, or a transfer of development rights program.” (Page H-15)

Housing Policy 1.9

~~Explore the possibility of establishing a housing land trust.~~

***“Support the establishment of housing land trusts and other innovative housing solutions and explore policies to reduce development costs for housing developments that serve low to moderate income households.”*** (Page H-16)

**CPA-21-0005:** Recommendation to the City Council to approve CPA-21-0005, as submitted.

The City Council is tasked with conducting a Public Hearing, per Walla Walla Municipal Code 20.30.030.D.1. and shall take action on the proposed Amendments.

## **POLICY ISSUES:**

Contained within the Staff Reports to the Planning Commission.

## **PLAN COMPLIANCE:**

STRATEGIC PLAN and COMPREHENSIVE PLAN: Contained within the Staff Reports to the Planning Commission.

**ALTERNATIVES:**

Remand the amendments and rezones back to the Planning Commission.

**STAFF RECOMMENDATION:**

The City Council approve CPA-21-0002 as submitted.

Land Use Map amendment from Public to Industrial and a Municipal Code (Zoning Code) Map amendment from Public Reserve (PR) to Heavy Industrial (IH) for the property located near Irene Street and West Cheery Street, legally described as Lot 1 of Short Plat 2018-10124 Book 5 Page 160, and Land Use Map amendment from Industrial to Public and Municipal Code (Zoning Code) Map amendment from Heavy Industrial (IH) to Public Reserve (PR) for the property located on Mill Creek, north of Woodland Avenue, legally described as Lot 2 of Short Plat 2018-10124 Book 5 Page 160.

The City Council approve CPA-21-0003, as submitted.

Both 604 and 608 West Birch Street would have the Land Use Map amendment from Residential to Commercial and a Municipal Code (Zoning Code) Map amendment from Neighborhood Residential (RN) to Highway Commercial (CH). Staff's recommendation to approve, as submitted, is based on the commercial character and changes in the areas, such as, the expanded Saint Mary Medical campus. The proposed Highway Commercial designation of the subject properties provides a more appropriate buffer between the 9th Avenue commercial corridor and Saint Mary Medical Center, which is a quasi-public and commercial use in the Public Reserve zone. The proposed Highway Commercial designation is suitable for the area because it is part of the existing commercial corridor along 9th Avenue. Additionally, the adjacent land uses to the west are commercial in nature and Saint Mary parking lot and campus to the east was designed and built in a way to accommodate a future medical building. Adjacent land uses to the south and southwest include the UPS store and the Birthright of Walla Walla office located in a building that was formerly a residence.

The Planning Commission recommendation to only change the 608 West Birch Street property to Commercial and keep the 604 West Birch Street property as Residential, would leave a lone parcel and house. While staff is sympathetic and understands the concerns of the Planning Commission to preserve affordable housing and the possible elimination of the existing houses on the subject properties, the result would cause the remaining 604 Birch lot to be inconsistent with the overall commercial character of the neighborhood and the Comprehensive Plan, as it would result in a single residential parcel surrounded by Commercial and Public Reserve land uses. A change of the Comprehensive Plan Map, by itself, would not result in immediate physical changes to the properties and would require further site development reviews and approvals.

The City Council approve CPA-21-0004, with the text modifications recommended by the Planning Commission as shown above.

The City Council approve CPA-21-0005, as submitted.

Land Use Map amendment from Public to Residential and a Municipal Code (Zoning Code) Map amendment from Public Reserve (PR) Neighborhood Residential (RN) for 922 Bonsella.

**CITY MANAGER COMMENTS:**

Approved for City Council action.

---

### **Attachments**

Ord 2021-26

Knudson Public Comment

Brown Public Comment

---

## **ORDINANCE NO. 2021-26**

AN ORDINANCE AMENDING THE CITY OF WALLA WALLA COMPREHENSIVE PLAN LAND USE MAP, TEXT AMENDMENTS TO THE CITY OF WALLA WALLA COMPREHENSIVE PLAN AND AMENDMENTS TO THE WALLA WALLA'S OFFICIAL ZONING MAP PURSUANT TO THE PROVISIONS OF RCW CHAPTER 36.70A AND TAKING SUCH OTHER ACTION RELATED THERETO

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a non-chartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, the Walla Walla County Board of Commissioners passed County Resolution 90-449 on October 30, 1990 opting into planning activities under the Washington Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, the Walla Walla City Council passed City Ordinance 2008-25 on November 5, 2008 adopting an updated comprehensive plan for the City of Walla Walla; and

WHEREAS, the City of Walla Walla is required to conduct a periodic review of its comprehensive plan and development regulations every eight years pursuant to Chapter 36.70A RCW and complete the periodic review no later than June 30, 2018; and

WHEREAS, the Walla Walla City Council passed City Ordinance 2018-15 on June, 13, 2018 adopting Walla Walla 2040, Comprehensive Plan Update for the City of Walla Walla; and

WHEREAS, the City of Walla Walla published in the Union Bulletin and on the City's website an advertisement that the City was accepting comprehensive plan amendment applications as part of the city's required annual request for amendments and established a deadline for submittal of March 31, 2021; and

WHEREAS, the City of Walla Walla received a privately initiated map amendment from Ice Burg, LLC under File No. CPA-21-0003 for property located at 604 and 608 West Birch Street; and

WHEREAS, the City of Walla Walla initiated two map amendment applications under File No. CPA-21-0002 for property located at Irene Street and West Cherry Street; and CPA-21-0005 for property located at 922 Bonsella Street; and

WHEREAS, the City of Walla Walla also accepted proposed comprehensive plan text amendments under the "docketing" provision of RCW 36.70A.470 (2) for CPA-21-0004; and

WHEREAS, the notice of application was published on June 18, 2021, in the Union Bulletin, posted on the City's website, posted on the subject properties, mailed to property owners within 400 feet of the subject properties; and

WHEREAS, the proposed comprehensive plan land use map amendments were transmitted to the Washington State Department of Commerce, Growth Management Services Division, and other state agencies for the 60-day state review period in accordance with RCW 36.70A.106; and

WHEREAS, the environmental impacts of the proposed comprehensive plan map amendments and rezones were considered in accordance with procedures of the

State Environmental Policy Act with the issuance of a State Environmental Policy Act (SEPA) Determination of Non-Significance on July 9, 2021 and July 19, 2021; and

WHEREAS, the notice of public hearing was published on July 16, 2021, in the Union-Bulletin, posted on the City's website at least 14-days prior to the date of hearing, posted on the subject properties, mailed to property owners within 400 feet of the subject properties and provided to applicants and interested parties for the Planning Commission public hearing on August 2, 2021; and

WHEREAS, the City of Walla Walla Planning Commission reviewed the proposed Comprehensive Plan land use map and text amendments and rezone requests and conducted a public hearing on August 2, 2021; and

WHEREAS, at the public hearing the City of Walla Walla Planning Commission heard and considered the public testimony and the evidence and exhibits presented to it; and

WHEREAS, the City of Walla Walla Planning Commission thereafter made their recommendation to approve the proposed comprehensive plan land use map amendments and rezone requests of File# CPA-21-0002 for the properties located near Irene Street and West Cherry Street, known as the North property: Land Use Map amendment from Public to Industrial and a Municipal Code (Zoning Code) Map amendment from Public Reserve (PR) to Heavy Industrial (IH) and the South and East properties: Land Use Map amendment from Industrial to Public and Municipal Code (Zoning Code) Map amendment from Heavy Industrial (IH) to Public Reserve (PR); and

WHEREAS, the City of Walla Walla Planning Commission thereafter made their recommendation to approve the proposed comprehensive plan land use map amendment and rezone requests of File# CPA-21-0003 only for 608 West Birch Street (and not for 604 West Birch) to change to from Residential to Commercial and a Municipal Code (Zoning Code) Map amendment from Neighborhood Residential (RN) to Highway Commercial (CH); and

WHEREAS, the City of Walla Walla Planning Commission thereafter made their recommendation to approve the proposed comprehensive plan land use map amendments and rezone requests of File# CPA-21-0005 for 922 Bonsella Street to change from Public to Residential and a Municipal Code (Zoning Code) Map amendment from Public Reserve (PR) to Neighborhood Residential (RN); and

WHEREAS, the City of Walla Walla Planning Commission thereafter made their recommendation to approve the proposed comprehensive plan text amendments of File# CPA-21-0004, per the text modifications recommended by city staff and discussion at the Public Hearing on August 2, 2021; and

WHEREAS, the Walla Walla City Council conducted a duly noticed public hearing on the proposed comprehensive plan land use map amendments, text amendments and rezone requests on September 8, 2021; and

WHEREAS, the Walla Walla City Council has considered the matter during a regularly and duly called public meeting of said Council, has given said matter careful review and consideration, and finds that good government and the best interests of the City of Walla Walla will be served by passage of this ordinance.

NOW THEREFORE, the City Council of the City of Walla Walla do ordain as

follows:

**Section 1:** The Walla Walla City Council finds that the amendments hereby adopted conforms to the requirements of Chapter 36.70A of the Revised Code of Washington as evidenced in the staff report to the Planning Commission.

**Section 2:** The Walla Walla City Council finds that the amendments adopted herein advances state interests identified in Section 36.70A.010 of the Revised Code of Washington and in the policies, goals, and other provisions of the City of Walla Walla Comprehensive Plan, as amended.

**Section 3:** The Walla Walla City Council finds that the process used to consider and adopt this ordinance satisfies the City's public participation procedures adopted pursuant to Section 36.70A.035 of the Revised Code of Washington.

**Section 4:** The Walla Walla City Council finds that the Comprehensive Plan map amendments hereby adopted is consistent with the Countywide Planning Policies.

**Section 5:** The Walla Walla City Council finds that the official zoning map amendments adopted herein are consistent with and implements the City of Walla Walla Comprehensive Plan.

**Section 6:** The Walla Walla City Council here by approves and adopts the following described amendments to the Walla Walla Comprehensive Plan Land Use Map and Walla Walla Municipal Code 20.02.050 Official zoning map:

Approve the proposed comprehensive plan land use map amendments and rezone requests of File# CPA-21-0002 for the property located near Irene Street and West Cheery Street, legally described as Lot 1 of Short Plat 2018-10124 Book 5 Page 160: Land Use Map amendment from Public to Industrial and a Municipal Code (Zoning Code) Map amendment from Public Reserve (PR) to Heavy Industrial (IH). Property, legally described as Lot 2 of Short Plat 2018-10124 Book 5 Page 160: Land Use Map amendment from Industrial to Public and Municipal Code (Zoning Code) Map amendment from Heavy Industrial (IH) to Public Reserve (PR).

Approve the proposed comprehensive plan land use map amendment and rezone request of File# CPA-21-0003, only for 608 West Birch Street, legally described as Lot 9 in Block 9 of Barron's Addition to the City of Walla Walla in Book A of Plats at page 11. Also, a strip of 10 feet in width and 60 feet in length adjoining said Lot 9 of the Southerly side thereof for its entire width, being a part of the vacated portion of Birch Street, vacated under City Ordinance A-1015 for a Land Use Map amendment from Residential to Commercial and a Municipal Code (Zoning Code) Map amendment from Neighborhood Residential (RN) to Highway Commercial (CH).



Approve the proposed comprehensive plan land use map amendments and rezone requests of File# CPA-21-0005 for 922 Bonsella Street, legally described as Lots 1, 2 and 3 in Block 9 of Green's Park Addition to the City of Walla Walla, excepting the West 18 feet of said Lot 3, for a Land Use Map amendment from Public to Residential and a Municipal Code (Zoning Code) Map amendment from Public Reserve (PR) to Neighborhood Residential (RN).

**Section 7:** The Walla Walla City Council here by approves and adopts the following text amendments to the Walla Walla Comprehensive Plan:

Approve the proposed comprehensive plan text amendments of File# CPA-21-0004, per the modifications recommend by city staff as follows (added terms are bolded and italicized and removed items are stricken):

#### Introduction: Land Use

"Zoning code is based largely on the content of the Land Use Element. Walla Walla plans to maintain and improve quality of life for residents, including availability of affordable housing, through the policies in the Land Use Element, including an emphasis on ***the preservation of existing affordable housing***, infill development, increased residential densities, and greater flexibility for mixed-use developments." (Page I-2)

#### Land Use Policy 3.7

"Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, ~~and~~ single family residential, ***and manufactured homes and manufactured housing communities***." (Page LU-8)

#### Introduction: Housing Element

"Walla Walla must ensure it has enough housing for all its residents. As the City grows it also plays a role in providing everyone who lives here access to a decent house that they can afford. There are many ways to do this but increasing the different types of housing is an important factor in meeting community needs. ***Policies enacted to create more housing must include measures that mitigate against the displacement of marginalized populations through redevelopment***. This element examines the kind of housing Walla Walla has now, its needs for housing, and identifies how it can make sure there are enough homes for everyone in the future."

#### Housing Element: Maintenance of Existing Housing Stock

~~"Walla Walla has decent, but aging housing stock. This can be an asset for a community as it grows if the existing housing is well maintained. The City should look into a variety of ways to ensure that current housing remains in good condition. Such programs could include code compliance programs, minimum property maintenance standards, or home repair assistance programs."~~

***"Walla Walla has a large proportion of aging housing stock (75.1% of houses in Walla Walla city were built before 1980; 50.7% of houses were built prior to 1960 (American***

*Community Survey 2017, 5-Year Estimates, Table DP04). Aging housing stock that is in decent condition can be an asset for a community as it grows, if the existing housing is well maintained. The City should look into a variety of ways to ensure that current housing remains in good condition. Such programs could include: code compliance programs, minimum property maintenance standards, and/or home repair assistance programs. Some of the aging housing stock is abandoned and in poor condition, which contributes to neighborhood blight. The City should develop policies and programs that facilitate the removal of housing units that have been abandoned and are beyond repair and incentivize redevelopment of vacant lots.” (Page H-14)*

#### Housing Policy 1.3

Encourage the use of existing housing stock, *including manufactured homes and manufactured housing communities*, to provide affordable housing for households with middle- and lower-incomes. (Page H-15)

#### Housing Policy 1.4

“Develop incentives for construction of housing affordable to households with low and moderate incomes such as density bonuses, *reduced or* waived fees, multi-family property tax exemption, or a transfer of development rights program.” (Page H-15)

#### Housing Policy 1.9

~~Explore the possibility of establishing a housing land trust.~~

*“Support the establishment of housing land trusts and other innovative housing solutions and explore policies to reduce development costs for housing developments that serve low to moderate income households.” (Page H-16)*

**Section 8:** If any part of this ordinance is for any reason declared or held to be invalid or unconstitutional by any court or tribunal of competent jurisdiction, such part shall be deemed a separate and distinct and independent provision and such holding shall not affect the validity of the remaining parts hereof.

**Section 9:** The City Manager or designee is authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation including preparing and publishing the amendments to the Walla Walla Comprehensive Plan and Municipal Code.

**Section 10:** This ordinance shall take effect and be in force five days from and after its passage, approval, and publication as provided by law.

**Section 11:** The Walla Walla City Clerk is directed to publish a copy of a summary and notice of adoption of this ordinance as permitted by section 35A.12.160 of the Revised Code of Washington.

**Section 12:** Notice is hereby given that any petition requesting Growth Board review of the comprehensive plan map amendment must be filed with the Eastern Washington

Growth Management Hearings Board within sixty (60) days after publication of this summary and notice of adoption in accordance with Chapter 36.70A of the Revised Code of Washington.

PASSED by the City Council of the City of Walla Walla,  
Washington, this 8th day of September 2021.

---

Mayor

Attest:

Approved as to form:

---

City Clerk

---

City Attorney

## **SUMMARY OF ORDINANCE NO. 2021- 26**

AN ORDINANCE AMENDING THE CITY OF WALLA WALLA COMPREHENSIVE PLAN LAND USE MAP, TEXT AMENDMENTS TO THE CITY OF WALLA WALLA COMPREHENSIVE PLAN AND AMENDMENTS TO THE WALLA WALLA'S OFFICIAL ZONING MAP PURSUANT TO THE PROVISIONS OF RCW CHAPTER 36.70A AND TAKING SUCH OTHER ACTION RELATED THERETO

The Walla Walla City Council passed Municipal Ordinance 2021-26 at its September 8, 2021 regular meeting which is summary provides as follows.

**Section 1:** Finds that the amendments adopted by the ordinance conforms to the requirements of Chapter 36.70A of the Revised Code of Washington as evidenced in the staff report to the Planning Commission.

**Section 2:** Finds that the amendments adopted by the ordinance advance state interests identified in Section 36.70A.010 of the Revised Code of Washington and in the policies, goals, and other provisions of the City of Walla Walla Comprehensive Plan, as amended.

**Section 3:** Finds that the process used to consider and adopt the ordinance satisfies the City's public participation procedures adopted pursuant to Section 36.70A.035 of the Revised Code of Washington.

**Section 4:** Finds that the Comprehensive Plan map amendments adopted by the ordinance is consistent with the Countywide Planning Policies.

**Section 5:** Finds that the official zoning map amendments adopted by the ordinance is consistence with and implement the Walla Walla Comprehensive Plan.

**Section 6:** Approves and adopts amendments to the Walla Walla Comprehensive Plan Land Use Map and amendments to the City of Walla Walla's official zoning map:

**Section 7:** Approves and adopts certain text amendments to the Walla Walla Comprehensive Plan.

**Section 8:** States that if any part of this ordinance is for any reason declared or held to be invalid or unconstitutional by any court or tribunal of competent jurisdiction, such part shall be deemed a separate and distinct and independent provision and such holding shall not affect the validity of the remaining parts hereof.

**Section 9:** Provides that the City Manager is authorized to implement such administrative procedures as may be necessary to carry out the directions of this Ordinance.

**Section 10:** Provides that the ordinance takes effect and be in force five dates from and after is passage, approval, and publication.

**Section 11:** Directs the City Clerk to publish this summary and notice of adoption of this Ordinance.

**Section 12:** Provides Notice is hereby given that any petition requesting Growth Board review of the comprehensive plan map amendments must be filed with the Eastern Washington Growth Management Hearings Board within sixty (60) days after publication of this summary and notice of adoption in accordance with Chapter 36.70A of the Revised Code of Washington.

The full text of Municipal Ordinance 2021-XX will be mailed upon request made to the Walla Walla City Clerk at Walla Walla City Hall, 15 N. Third Ave., Walla Walla, WA 99362.

Summary approved as to form

---

City Attorney

**From:** [Kammy Hill](#)  
**To:** [Preston Frederickson](#); [Jon Maland](#)  
**Subject:** Fwd: Preserving public housing  
**Date:** Friday, August 27, 2021 8:22:29 AM

---

Please include in your Comp plan amendment packet.

Thanks

Kammy Hill, MMC  
City Clerk

---

**From:** Dorothy Knudson <dpknud@hotmail.com>  
**Sent:** Friday, August 27, 2021 7:59:18 AM  
**To:** Kammy Hill <khill@wallawallawa.gov>  
**Subject:** Preserving public housing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to add my voice to those seeking to hold affordable housing in Walla Walla this such as zoning manufactured home parks which allow seniors to live in unsubsidized homes. We need as many homes for people who live and work here as possible. Dorothy Knudson

Sent from my iPhone

\* \* \* \* \* SPECIAL PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S): Information contained in any communication to or from the City of Walla Walla, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.

## Jon Maland

---

**From:** Kammy Hill  
**Sent:** Tuesday, August 31, 2021 8:46 AM  
**To:** Preston Frederickson; Jon Maland  
**Subject:** FW: Public comments re Comprehensive Plan Amendments for Affordable Housing - Sept 8 hearing

Here is another one to add to your public comments packet.

Thanks,  
Kammy

---

**From:** Emily Brown <Emily.Brown@sharecare.com>  
**Sent:** Monday, August 30, 2021 5:23 PM  
**To:** Kammy Hill <khill@wallawallawa.gov>  
**Subject:** Public comments re Comprehensive Plan Amendments for Affordable Housing - Sept 8 hearing

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello!

I am writing to express my support for the comprehensive plan amendments submitted by the Community Council Local Policies & Regulations Subcommittee. These proposed amendments will make some small but meaningful changes to the existing Comprehensive Plan that will help our community preserve existing affordable housing and support the construction of new affordable housing.

After the intensive community-wide study undertaken by Community Council in 2019, members of our community worked together to identify some strategies for addressing our supply of affordable housing. Updating our community's comprehensive plan was one option they identified, and after lots of research and writing, the proposed amendments will now go before the City Council. The City Council has already started the daunting and important work of identifying solutions to our region's affordable housing crisis. These amendments will allow the City to have even more tools at their disposal as they seek to preserve and build affordable housing.

The organization I represent works to promote health and well-being throughout the Valley. Affordable housing is a crucial element of support the health of our community members. Cost-burdened households must often choose between health care, food and housing. I know that the City Council is well-aware of our community's housing challenges, and I encourage them to support these proposed amendments to the comprehensive plan.

Thank you for your time,

Emily

40 Lenore St. Walla Walla, WA 99362

Emily Brown (she/her) | Policy Advocate, Blue Zones Project - Walla Walla Valley  
W : 509.676.4321 - M : 509.386.7673 – [emily.brown@Sharecare.com](mailto:emily.brown@Sharecare.com)



## **BLUE ZONES PROJECT**

We aspire to improve the well-being of everyone, everywhere, community-by-community.  
[wallawallavalley.bluezonesproject.com](http://wallawallavalley.bluezonesproject.com) | [Follow us on Facebook](#)

\* \* \* \* \* SPECIAL PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S): Information contained in any communication to or from the City of Walla Walla, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.





ar-4318

**Pgs. 53-141**

**City Council - Regular Meeting**

**Meeting Date:** 09/08/2021

**Item Title:** Veterans Memorial Golf Course lease agreement for operation

**Submitted For:** Andy Coleman, Parks and Recreation, Parks Administration

**Financial Comments:**

Same financial terms proposed as current contract for Golf Course operations. Does not obligate the City financially, beyond what the current commitment is for Veterans Memorial Golf Course operations.

**All Contracts:**

Not Applicable

**Federally funded contracts only:**

Not Applicable

**Construction contracts only:**

Not Applicable

**Brief Summary of Requested Action:**

Authorizes a lease agreement with W3 Entertainment for operation and management of the Veterans Memorial Golf Course through December 31, 2023.

---

**Information**

**HISTORY:**

City Council accepted the request from Early-Repass to be allowed to terminate the lease agreement for operation and management of Veterans Memorial Golf Course at its meeting on March 10, 2021. The contract with Early-Repass was amended to terminate on November 30, 2021.

Staff then issued a request for proposals for potential operators on March 22. The advertisement was placed in the Walla Walla Union-Bulletin and was sent to the Professional Golfers Association. Three proposals were received by the May 12 deadline.

A committee of staff and community members was assembled to conduct interviews of the three firms. At the conclusion of the interviews the committee's top choice was a CourseCo. In the written proposal and interview, CourseCo made it clear that their proposal was not to lease the golf course, but rather to have the City pay them to manage the operation and assume greater financial risk for operational costs. CourseCo's submittal did not conform the City's RFP to lease the golf course and was therefore declared nonresponsive and removed from further consideration.

Staff then concluded that it was best to re-interview the other two firms again. A committee of staff and community members interviewed the other two proposers, W3 Entertainment and

GolfLinks. At the conclusion of this round of interviews it was the committee's recommendation to select W3 Entertainment over GolfLinks.

W3 Entertainment is proposing to retain the current Course Maintenance Superintendent and also has an experienced golf pro on their team.

**POLICY ISSUES:**

Contracts longer than 12 months require City Council approval.

**PLAN COMPLIANCE:**

COMPREHENSIVE PLAN:

PR Policy 1.2 Provide a variety of recreational facilities and opportunities to make recreation more accessible, attainable, and attractive for all ages and abilities of users, and to build a sense of community.

PR Policy 1.9 Evaluate existing parks and facilities to maximize efficient maintenance and operating practices and improve safety and accessibility for all users.

PR Policy 1.10 Explore and leverage public/private partnerships and other non-traditional sources for recreational opportunities, facilities, and funding.

**ALTERNATIVES:**

Direct staff to issue a new Request for Proposals to identify an alternative operator

**STAFF RECOMMENDATION:**

Award the golf course lease to W3.

**CITY MANAGER COMMENTS:**

Approved for City Council action.

---

**Attachments**

Res 2021-123  
Lease Agreement  
Exhibit A - Map  
Exhibit B - Golf Equip  
Exhibit C - Inventory  
Exhibit D - Proposal  
W3 Corporation Status

---

## **RESOLUTION NO. 2021-123**

### **A RESOLUTION AUTHORIZING THE LEASE OF THE MEMORIAL GOLF COURSE**

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a nonchartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, RCW 35A.11.020 provides in pertinent part that “[t]he legislative body of each code city shall have all powers possible for a city or town to have under the Constitution of this state, and not specifically denied to code cities by law;” and

WHEREAS, RCW 35A.21.160 provides in pertinent part that “[a] code city organized ... under this title shall have all of the powers which any city of any class may have and shall be governed in matters of state concern by statutes applicable to such cities in connection with such powers to the extent to which such laws are appropriate and are not in conflict with the provisions specifically applicable to code cities;” and

WHEREAS, RCW 35A.11.020 provides that the City has the power to lease public property; and

WHEREAS, RCW 35A.11.010 authorizes the City of Walla Walla to contract and be contracted with; and

WHEREAS, the City Council passed City Resolution 2013-95(Jul. 24, 2013) authorizing execution of an agreement to lease the Veterans Memorial Golf Course to Early-Repass Golf, LCC, and a lease was executed on July 25, 2013; and

WHEREAS, Early-Repass Golf, LCC requested by letter dated January 20, 2021 that the City agree to early termination of the lease on December 1, 2021; and

WHEREAS, the City Council passed City Resolution 2021-29 (Mar. 10, 2021) agreeing to early termination of the lease; and

WHEREAS, the City requested proposals from parties interested in operating the golf course; and

WHEREAS, the Walla Walla City Council has reviewed this matter during a regularly called public meeting of said Council, has given said matter careful review and consideration, and finds that passage of this resolution is an appropriate function for the city and that the best interests of the City of Walla Walla will be served,

**NOW THEREFORE, the City Council of the City of Walla Walla resolves as follows:**

**Section 1:** The City of Walla Walla authorizes execution of a lease of the Veterans Memorial Golf Course to W3 Entertainment, LLC.

**Section 2:** The City Manager of the City of Walla Walla is hereby authorized, empowered and directed to execute lease agreement approved by section 1 herein on

behalf of the City of Walla Walla.

**Section 3:** The City Manager of the City of Walla Walla is hereby authorized and empowered to execute amendments and modifications to the lease agreement approved by section 1 herein on behalf of the City of Walla Walla necessary for the administration of the lease, provided that sufficient appropriations have been made by the Walla Walla City Council, and provided further the any such amendments must be reported to the City Council prior to execution.

**Section 4:** The City Clerk of the City of Walla Walla is hereby authorized and directed to attest the assignment and any amendments or modifications authorized by this resolution, and to attach to each duplicate thereof a copy of this resolution.

**PASSED** by the City Council of the City of Walla Walla, Washington, September 8, 2021.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
City Attorney

## GOLF COURSE LEASE AGREEMENT

THIS AGREEMENT made and entered into by the CITY OF WALLA WALLA, a Municipal Corporation of the State of Washington, hereinafter referred to as "City," and W3 ENTERTAINMENT, INC., a Washington corporation, UBI # 604 740 005, hereinafter referred to as the "Lessee."

WHEREAS, the City owns Veterans Memorial Golf Course, located in the City of Walla Walla; and

WHEREAS, the City wishes to contract with Lessee to manage, operate and maintain Veterans Memorial Golf Course, including but not limited to: the pro shop, cart storage facilities, cart rental, driving range, snack shop, banquet and lounge facilities, and all other areas of the clubhouse building; the golf course grounds including all buildings thereon, roads and parking lots; and all other facilities within and on the golf course proper except for the water booster pump station,

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements hereinafter specified to be kept and performed by the parties hereto, IT IS HEREBY AGREED by and between the City and the Lessee as follows:

### 1. PREMISES:

The City leases to the Lessee for the term and upon the conditions and provisions hereinafter specified, and the Lessee accepts the full responsibility and obligation to manage, operate and maintain Veterans Memorial Golf Course and, in particular, the facilities as noted on Exhibit A, situated on the real property located in the State of Washington, County of Walla Walla, City of Walla Walla including but not limited to: the pro shop merchandise and storage areas; storage facilities for Lessee's rental carts and for privately owned carts, riding cart and pull cart rental; driving range operations; snack shop, banquet and lounge facilities; outdoor decks, locker rooms, maintenance shop and all other areas of the clubhouse building; the golf course grounds including all buildings thereon, roads and parking lots; and all other facilities within and on the golf course proper except for the water booster pump station, all of which such facilities shall be hereinafter referred to as the "premises."

The Veterans Memorial Golf Course is leased to Lessee solely for the purposes specified in this agreement, and the City reserves the right in its sole discretion to lease or convey portions of the premises to other parties for other purposes that do not substantially interfere with its use as a golf course. By way of illustration, and without limitation, the City has and may lease portions of the premises for locating, managing, operating, and maintaining cellular towers.

Lessee shall not sublease any portion of the premises and may not use the Veterans Memorial Golf Course for any purposes other than those specified in this agreement. Lessee shall have no right, title or claim to any lease payments and other compensation received by the City for its lease or conveyance of portions of the golf premises to other parties.

2. USE OF PREMISES:

The premises is leased by the City to the Lessee solely for the purposes of managing, operating, and maintaining a golf course, driving range, pro shop, and golf cart rental facility, for providing golf instruction services, and for providing food and beverage services. The City understands the Lessee may wish to occasionally use the premises, or any portions thereof, for special events not related to golf. The City will consider additional uses that are beneficial to the local economy and provide for broad, public participation. Lessee shall not use the premises for any other purposes without the advance written consent of the City which it may withhold in its sole discretion.

3. TERM:

The term of this agreement shall be for two years, commencing December 1, 2021, or earlier as may be mutually agreed, and terminating December 31, 2023, except as otherwise provided by this agreement.

Prior to December 31, 2023, the City may at its option extend the term of this lease agreement for up to ten (10) years if the following performance standards are met:

- A. Golf course premises and equipment have been kept in good condition;
- B. No late payments or late filing of required documents;
- C. The Lessee has implemented and continues to operate programs intended to increase youth participation; and
- D. The Lessee has met annually with golf course users to gain their input.

The City may agree to extend the term of this lease agreement even if the performance standards are not met, but it is not required to do so.

4. REVENUES, RENT, FEES, CHARGES, AND REPORTS:

A. Revenues: Fees and all other income generated from golf course operations by the Lessee in private business on the premises shall become the property of the Lessee from and after the effective date of this lease.

B. Payments to the City: Lessee shall pay to the City a lease fee, which shall be inclusive of rent for golf course, driving range, the clubhouse and other buildings on the golf course premises, and other fees and charges upon the following schedule:

- (1) Lease fee:

The Lessee will be allowed to manage, operate, and maintain the Veterans



Memorial Golf Course or otherwise use the premises without the payment of a lease fee to the City of Walla Walla. Lessee shall retain all revenues from all green fees, season tickets (full and partial), cart shed rentals and cart use fees on the premises. Lessee shall remain responsible to pay any applicable state leasehold excise tax to the City.

(2) Equipment replacement fee:

Lessee shall be permitted to use certain City owned equipment and personal property identified in Exhibit B for management, operation, and maintenance of the Veterans Memorial Golf Course. Such equipment and personal property are included by the City in its long-term replacement schedule and may be periodically replaced by the City in its sole discretion.

Lessee shall use reasonable care in its use of City owned equipment and personal property and shall be solely responsible for any repair costs and replacement necessitated by damage caused to such equipment or personal property other than ordinary wear and tear.

The City in its sole discretion may calculate, establish, and modify amounts needed to regularly replace equipment and personal property included by the City in its long-term replacement schedule. The Lessee shall pay to the City the annual amount established by the City to fund replacement of equipment and personal property. Lessee shall pay 100% of such amounts plus the 12.84% State of Washington leasehold excise tax established by the City for 2021 and all succeeding years. Lessee shall pay the annual amounts established by the City for each year in monthly installments at the same time that lease payments are made. All payments made to the City for replacement of equipment and personal property shall belong solely to the City to use in its sole discretion, and Lessee shall not have any right, title or claim to any funds retained by the City for replacement of equipment and personal property.

All equipment and personal property identified in Exhibit C, all replacement equipment and personal property, and any equipment and personal property subsequently purchased by the City for use at the Veterans Memorial Golf Course shall be owned solely by the City. Lessee shall not have any right, title, or claim to any City owned equipment and personal property.

(3) Irrigation surcharge:

Lessee agrees to collect and fully remit to the City an irrigation surcharge imposed by the City for use of the golf course premises by golfers and other users. Such amounts shall be remitted to the City on a monthly basis at the same time lease payments are made; however, such remission shall not be considered lease payments and shall be accounted for and remitted separately. The irrigation system surcharge shall not exceed one dollar (\$1.00) for each daily nine-hole round and each season ticket round and shall not exceed two dollars (\$2.00) for each daily eighteen-hole round.

(4) Late payment charges:

Lessee shall pay late payment charges established by the City for any payments not timely made under this agreement. The City's acceptance of late payment charges shall not waive any other remedies available to the City for late payments and shall not estop the City from additionally pursuing such other remedies.

C. Other Conditions:

The Lessee shall submit reports to the City on a monthly basis at the time lease payments are made in a form acceptable to the City that identifies all revenues received by Lessee during the preceding month together with such other information requested by the City to ascertain amounts payable to the City. The Lessee must submit all reports required by this agreement in a complete, neat and timely manner as directed by the City Manager or designee.

The Lessee will provide annually to the City by March 1 of each year information related to total revenue including number sold in the following categories: season passes and season pass rounds, 18 hole rounds played, 9 hole rounds played, cart sheds rented, pro shop sales, food and beverage sales, cart rental revenue, driving range revenue.

The Lessee shall maintain a computerized sign-in or daily log for all golfers including whether 9 or 18 holes were played. The records shall be maintained by the Lessee for twenty-four (24) months, and these records shall be converted to a summary of rounds played in various categories for each calendar year, with a copy provided to the City by March 1 of each year.

D. The Lessee agrees that the golf course will remain an eighteen-hole golf course.

E. The Lessee agrees to meet with users of the golf course at least once annually to allow for suggestions and gather input.

F. The Lessee will engage the Walla Walla Community College to create a collaborative teaching environment.

G. The Lessee shall create and market a youth outreach program.

5. TAXES, FEES, CHARGES, AND ASSESSMENTS

Lessee shall timely pay all federal, state and local taxes, charges, and fees assessable in connection with its use or occupancy of the premises, except taxes on the real property owned by the City.

Lessee shall also timely pay all fees, charges and costs for governmental inspections or

Golf Course Lease

Page 4 of 24

examinations related to its use or occupancy of the premises; shall timely pay all license fees and state and local excise taxes, sales taxes, business and occupation taxes.

Lessee shall also timely remit to the City the state leasehold excise tax due under Chapter 82.29A of the Revised Code of Washington, and any other leasehold taxes which may apply. Lessee shall also timely pay any additional taxes, assessments, or other governmental charges under Title 84 of the Revised Code of Washington which arise from use or occupation of the premises by Lessee, and such other personal property taxes which may apply.

6. OPERATIONS AND SERVICE:

In managing and operating the premises, Lessee shall provide the following services:

A. The Lessee shall prepare the application, apply, and assume responsibility for all costs and expenses of the acquisition of a liquor license from the Washington State Liquor and Cannabis Board. As owner of the premises, the City shall execute any reasonably appropriate documents that may be required in conjunction with such application.

B. No alcohol may be brought on to the golf course property by private parties. The Lessee is responsible for patrolling the golf course to enforce this regulation at all times, and shall otherwise be responsible for complying with Chapter 9.07 of the Walla Walla Municipal Code as may be amended.

C. The Lessee shall provide at least a minimum amount of food products (packaged foods and cold beverages) to serve golfers needs.

D. A copy of the current price schedule for all provided services shall at all times be displayed by the Lessee in such a manner as to be easily viewed by the public.

E. The Lessee shall maintain as the operating name of the premises "Veterans Memorial Golf Course" throughout the term and any extension of this agreement.

7. GOLF USER FEES:

A. During 2021-22 fees shall not be greater than fees identified in the Lessee's operational management plan attached hereto as Exhibit D unless approved by the City, which approval shall not be unreasonably withheld.

B Daily green fees, season tickets (full and partial), cart storage fees and cart usage fees may be increased annually commencing January 1, 2023 as is reasonable. Adjustments in accordance with the following criteria will be presumed reasonable:

(1) The fee increase shall not exceed the greater of the U.S. Cities Average Consumer Price Index (CPI-U), or the Seattle/Tacoma Consumer Price Index All Urban Consumers (AUC), as established by the United States Department of Labor, and as most recently published by the Bureau of Labor Statistics (BLS).

(2) The fees need not be increased at the same percentage in all categories; rather, the total revenue raised by the fee increase for daily green fees, season tickets, cart storage fees, and cart usage fees, shall not, in the aggregate, exceed the agreed upon and applicable Consumer Price Index Inflationary Percentage (e.g. if the total revenues in the above categories are \$400,000.00 and the Consumer Price Index for the applicable period is 5%, fees can be adjusted among all categories in any fashion which, based upon the previous year's activity, would have resulted in total revenues of \$420,000.00).

(3) If fees are not increased on an annual basis, the rate of increase shall not be greater than the combined increase in the applicable Consumer Price Index for the two years immediately preceding the proposed fee increase.

(4) The Lessee shall provide notice of changes to golf fees and other operational changes in writing to the City by no later than September 1 of the year preceding the changes. Changes to the fee schedules may be implemented no more than once a year and no earlier than January 1 without written consent of the City.

(5) Proposed increases in excess of the above estimated inflationary amounts shall require prior City approval, which proposed increase shall be submitted to the City no later than September 1 in the year prior to the proposed increase.

(6) All fees or charges other than daily green fees, season tickets, cart storage fees, and cart usage fees, may be fixed and established in Lessee's sole discretion.

#### 8. UTILITIES:

Lessee shall pay all deposits and monthly charges for electricity, water, sewer, natural gas, vehicle fuel, propane, garbage collection, cable television, and all other utilities, including business and coin telephones furnished or required at the premises. The City shall provide public water rates to the Lessee.

#### 9. IMPROVEMENTS:

A. No alterations or improvements shall be made to the premises without the consent of the City, by and through the Director of Parks and Recreation or his/her designee, which consent shall not be unreasonably withheld.



B. Unless otherwise agreed in writing, any alterations or improvements, except trade fixtures, approved by the City shall become the property of the City upon fixation. Such alterations or improvements shall be installed solely at the Lessee's expense unless the City expressly agrees in writing to contribute toward the costs thereof.

C. Lessee shall obtain all necessary governmental permits needed to accomplish the approved alterations or improvements and to submit copies of same to the City prior to commencing any construction on the premises.

D. Lessee shall maintain records on the costs of alterations or improvements and shall make such records available to the City for audit.

E. Lessee will pay all taxes due on improvements including, if applicable, the state leasehold tax.

#### 10. MAINTENANCE:

A. Lessee's Responsibilities: Lessee shall provide sufficient and qualified personnel, supervision, supplies and funding, to perform maintenance to the premises as follows:

(1) Golf Course:

Golf course maintenance shall be performed in accordance with the Lessee's operational management plan attached hereto as Exhibit D.

(2) Golf Course Equipment/Irrigation System:

Golf Course Equipment/Irrigation System will be maintained in good working order at the same level of condition or greater as received on December 1, 2021 for the length of the agreement. The Lessee will be responsible for routine maintenance of the equipment, such as; replacing belts, cleaning mower decks, sharpening mower blades, etc. Repairs, other than routine, will be performed by the City Fleet Services Division and the Lessee will be charged an hourly shop rate and cost of parts necessary to repair the equipment. Such hourly shop labor rate will be provided by the City to the Lessee on an annual basis by November 1st of each year. The Lessee will perform and bear the cost of all necessary repairs to the irrigation system including labor and materials of laterals, valves, controllers, sprinkler heads, computer, and irrigation software.

(3) Buildings:

Buildings will be maintained at the same level of condition or greater as received on December 1, 2021 for the length of the agreement. At its cost, the Lessee shall provide maintenance and repair for interior light fixtures, bulbs, kitchen equipment, including dishwashers, walk-in coolers, sinks, toilets, garbage disposals, grease traps,

exhaust hoods and associated fire extinguisher systems, sprayers, fry pan. The Lessee will maintain tables, chairs, carpet, painting, PA systems, burglar and fire alarm systems, telephone system, all furniture and fixtures, and the other interior furnishings and surfaces in the building.

(4) Railroad Right-of-Way:

Lessee shall maintain the two (2) asphalt cart paths over the existing railroad right-of-way crossings, and pay all costs associated with maintaining said cart paths during the time of this lease.

B. City's Responsibilities:

(1) Railroad Right-of-Way:

Except as set forth in the preceding paragraph, the City shall pay all fees and costs associated with maintaining said right-of-way crossing permits during the term of this lease.

(2) Existing Conditions:

The City is unaware of any known defective conditions or defective equipment in existence at the time of execution of this agreement.

Lessee acknowledges that: (a) it has been given an opportunity to inspect the premises and equipment, (b) it is advised as to the condition of the premises and equipment and their suitability to Lessee's intended use, (c) Lessee has made such investigation as it deems necessary with reference to such matters and assumes all responsibility therefore as the same relates to its occupancy of the premises, (d) it is not relying on any representation regarding the condition of the premises or equipment made by the City, and (e) neither the City nor the City's agents have made any oral or written representation or warranty with respect to said matters.

Notwithstanding the foregoing, the City warrants that all equipment identified on Exhibit B will remain in satisfactory condition, or good working order, for a minimum period of ninety (90) days from the date this lease commences or the date such item of equipment was repaired, whichever is later. The City will remedy any defect in such equipment within a reasonable time.

(3) ADA Compliance:

Compliance with standards required by the Americans with Disabilities Act shall be the responsibility of the City.

(4) Access Road, Paved Maintenance Road and Parking Lots:

The City shall have responsibility to chip seal and overlay the Par 72 access road, the paved maintenance road and parking lots as needed. The City shall also provide snow plowing of said areas within three (3) full working days from the date of the snow fall.

(5) Golf Course Irrigation:

The City will maintain the irrigation pumps and motors and mainlines of the system.

(6) Building exteriors:

The City shall provide maintenance and repair for the exterior of the buildings, including roof, rain gutters, all sewer, water and other utility lines located outside of buildings which are not the responsibility of a particular utility company; and further maintain and repair, HVAC systems, locks and hardware costing more than \$1,000 per repair, and are not a result of any action, omission, negligence or lack of reasonable maintenance on the part of the Lessee, or its employees.

11. CITY'S RESPONSIBILITIES:

During the term of this agreement, the City's responsibilities shall be as follows:

- A. To monitor and evaluate Lessee's performance as needed for compliance with the terms of this agreement.
- B. To perform inspections at least annually but no more than four (4) times per year, at reasonable times and with reasonable prior notice.

12. CITY'S REPRESENTATIONS:

The City and Lessee acknowledge that they have jointly examined the premises and Lessee accepts them in their current condition "AS IS" as of the commencement date of this lease agreement.

- A. The foregoing notwithstanding, the City makes the following representations:

- (1) The City has received no notice of any outstanding violations of any governmental law, rule, statute, ordinance or regulation affecting the premises.

- (2) There are no material defects, or dangerous conditions known to the City which affect the premises. To the best of the City's knowledge, all structures and

improvements located upon, or comprising any part of the premises, have been constructed and installed and are currently in compliance with all applicable laws, statute, ordinances, codes, and covenants affecting the property, with the exception with compliance of standards required by the American Disabilities Act. All personal property is in reasonably good working order and will remain in such condition at the time of commencement of the lease.

(3) The premises are not located in any recognized flood area or zone.

(4) At the commencement date of the lease, the premises will not be subject to any operational agreements other than a lease of the golf course driving range to W3 Entertainment, Inc. executed by the City on April 2, 2021, and by W3 Entertainment, Inc. on April 27, 2021. The City has received no notice of any rights, easements or agreements which are not of record and not disclosed in this agreement.

(5) To the best of the City's knowledge, utilities servicing the premises are available in sufficient quantities to adequately service the needs of the premises.

(6) There will be no unpaid bills, payables or claims in connection with the maintenance, ownership, management or operation of the premises at closing except as above noted. The City hereby agrees to indemnify and hold Lessee harmless from any and all losses, damages, claims, costs, expenses, or causes of action, including attorney fees, arising out of or in any way related to, unpaid claims or bills.

### 13. DEFAULT OR FAILURE OF CONSIDERATION:

A. The City may terminate this agreement in the event Lessee shall fail to perform any of the covenants or conditions contained in this agreement, as follows:

(1) For any default or deficiency based on failure to timely pay rent or provide verification of required insurance coverage, not remedied within ten (10) days after receiving notice in writing stating the nature of such default or deficiency and the City's intention to terminate if not corrected; or

(2) For any other default or deficiency, not remedied by the Lessee within thirty (30) days, or remedial work on a matter requiring more than thirty (30) days not begun, after receiving notice in writing stating the nature of the default or deficiency and the City's intention to terminate if not corrected; or

(3) For chronic failure to perform essential functions or services under this agreement; or

(4) Any act or omission that results in abandonment of the premises; or



(5) Following one hundred eighty (180) days written notice to Lessee, if Lessee is unable or unwilling to maintain the premises in an ordinary and competent manner each week due to accident, injury, illness, disability or personal preference, subject to federal and state law, except for brief illness, vacation or emergencies.

B. It is agreed that any alleged default or deficiency based on a failure to timely pay rent or provide verification of required insurance coverage shall not be subject to the arbitration provisions contained herein. All other defaults or deficiencies shall be subject to said arbitration provisions. For matters subject to arbitration, termination of leasehold rights shall not occur until thirty (30) days following receipt of the arbitration decision, and Lessee's failure within said period of time to remedy the default or deficiency.

C. The Lessee agrees to provide the City an annual \$50,000 Performance Bond or provide \$50,000 in an escrow account payable to the City by December 1, 2021 and each year thereafter to protect the City if the Lessee defaults on this Agreement for any reason and the City is forced to operate. The Lessee agrees that this amount is reasonable in light of the anticipated or actual harm caused by Lessee's failure to perform, the difficulties of proof of loss, and the inconvenience or non-feasibility of otherwise provided for an adequate remedy; except this paragraph shall not apply where the Lessee's failure to perform in a timely manner was caused by the Lessee's inability to secure necessary governmental permits, including licenses from the Washington State Liquor and Cannabis Board.

#### 14. LIENS AND ENCUMBRANCES:

Lessee shall keep the premises free and clear of any liens and encumbrances arising or growing out of its use and occupancy of the premises. At the City's request, Lessee shall furnish the City written proof of payment, or evidence that such claims are being protested in good faith, of any item which would, or might, constitute the basis for such a lien or encumbrance on the premises, if not paid.

#### 15. CONTINUOUS OPERATION:

A. Lessee shall keep the various areas of the premises open and use those areas to transact business with the public, daily during hours in which golfing activities may be normally expected to occur. Lessee agrees to have qualified staff available before the first useable tee time.

B. Hours of operation for food and beverage will be coordinated by Lessee, with the intention of providing reasonable daily service to all golfers.

C. Subject to City approval, Lessee may, upon posted written notice to the public of

ten (10) days, close the clubhouse, snack bar and/or pro shop for a reasonable period for repairs or remodeling, taking inventory, or to accommodate construction of public improvements as authorized elsewhere in this agreement. Lessee is not required to provide notice, or receive City approval of closures due to fire, vandalism, weather or acts of nature or mechanical failures.

D. Lessee may close the entire premises, or parts thereof, without City approval or prior notice, when weather conditions are such that the course is not playable or likely to sustain damage if play occurred.

16. ACCESS TO BOOKS AND RECORDS:

The City, or its agents, shall have the right at reasonable times to examine and audit books and records of the Lessee bearing upon or connected with the business conducted upon the premises to the extent necessary to determine compliance with the applicable revenue provisions of this agreement.

17. PHOTOGRAPHS:

Either party shall have the right, without liability to the other, to make photographs or motion pictures of the premises, activity therein, and/or displays or exhibits.

18. ASSIGNMENT OF CONTRACT/SUBCONTRACTING:

A. Lessee shall not subcontract, assign or transfer this agreement nor otherwise convey any leasehold right or privilege granted hereunder or any part of the premises, except as between the principal shareholders, unless the written consent of the City be first obtained, which consent shall not be unreasonably withheld if the assignee is otherwise qualified. Neither this agreement nor any right, privilege or interest therein or there under shall be transferable by operation of law or by any process of proceeding of any court.

B. Lessee shall be responsible for the standards of performance of any subcontractor approved by the City. Lessee shall assume the work or services performed by any subcontractor shall satisfy the terms of this agreement. Lessee agrees no subcontractor shall relieve Lessee of any obligations under this agreement. Lessee shall submit a list of any subcontractors hired by Lessee to the City.

19. REMOVAL OF LESSEE'S PROPERTY:

A. At the expiration of the term of this agreement, Lessee shall remove all its goods, wares and merchandise from the premises, and any equipment or fixtures placed therein

by Lessee, within ten (10) days following the expiration date. In the event of earlier termination for other cause, the Lessee shall have thirty (30) days to complete removal of its property, equipment, and fixtures from the premises. Removal of fixtures and improvements attached to the structure shall not leave the premises in a worse condition than at the time of execution of this lease agreement; structural improvements, carpeting and wallpaper shall not be removed. The City may, but need not, treat any property remaining upon the premises after expiration of this agreement, or period for removal of Lessee's property, as abandoned by Lessee.

B. In the event Lessee has not removed its property and fixtures within the time periods as set forth above, the City may, but need not, remove said personal property and hold it for the owners thereof, or place the same in storage, all at the expense and risk of the owners thereof, and Lessee shall reimburse the City for any expense incurred by the City in connection with such removal and storage. The City shall have the right to sell such stored property, with notice to Lessee, after it has been stored for a period of thirty (30) days or more, the proceeds of such sale to be applied first to the cost of such sale, second to the payment of the charges for storage, and third to the payment of any other amounts which may then be due from Lessee to the City, and the balance, if any, shall be paid to the Lessee.

## 20. CONDITION OF PREMISES UPON TERMINATION:

Upon termination or expiration of this agreement, the Lessee shall leave the premises in as good a condition as at the date of execution of this agreement, except for the effects of reasonable wear and tear, alterations and repairs made with the concurrence of the City, and property damage due to fire, wind, storm or other natural causes, and other perils insured in contracts or policies of fire, extended coverage and vandalism insurance in current practice.

## 21. INSURANCE:

A. The City shall maintain fire and other perils insurance on the buildings, facilities, improvements, and equipment located on the premises, excluding any equipment, merchandise, goods or supplies directly owned by the Lessee.

B. Prior to commencement of the lease, Lessee shall, at its own expense, obtain and file with the City a certified copy of a valid, full policy of commercial general liability insurance, which must be approved by the City's Risk Manager as to form and coverage, and which policy fully protects the City from any and all claims and risks in connection with Lessee's operation of, activities upon or use or occupation of the premises, as well as any and all claims and risks in connection with any activity performed by Lessee by virtue of the rights granted pursuant to this agreement. Such liability insurance policy must specifically name the City as an additional insured party thereunder as evidenced by

an endorsement to the policy and provide the following minimum coverage: Minimum coverage limits: Commercial General Liability Insurance shall be written with limits not less than two million dollars (\$2,000,000.00) per occurrence, two million dollars (\$2,000,000.00) general aggregate, and once million dollars (\$1,000,000.00) products and completed operations aggregate. Commercial general liability insurance shall provide coverage for premises, personal injury, contractual liability, independent contractors, and products and completed operations coverages. The Lessee shall purchase and maintain liquor liability with minimum limits of two million dollars (\$2,000,000.00) per occurrence. The Lessee shall purchase and maintain automobile liability insurance in the amount of one million dollars (\$1,000,000.00) combined single limit. Provided, that the City may raise said minimum limits declaring such increase necessary to adequately protect the City, and further provided any year-to-year increase may not exceed twenty percent (20%).

C. Lessee shall provide certificates of insurance required by this agreement within ten (10) days of the signing of this agreement, and on or prior to the annual renewal date of each successive year.

D. Said insurance policies shall remain in full force and effect at the Lessee's sole expense throughout the entire term of this agreement and such policies or endorsements thereto must contain the following provisions:

(1) The coverage provided by this policy to the City or any other named insured shall not be terminated, reduced or otherwise changed in any respect without providing at least sixty (60) days written notice to the City.

(2) The failure of Lessee to comply with the above provisions of this section shall subject this agreement to termination as provided herein.

## 22. CASUALTY OR LOSS TO PREMISES:

A. In the event of a total or partial loss of the premises, or facilities thereon, from any perils insured against under the City's required insurance coverage, the City shall have the option to either rebuild said premises or make distribution of such settlement funds between the City and Lessee, as their respective interests shall be determined at the time of such loss. The City shall notify Lessee of its decision within sixty (60) days of said loss. Respective interest as set forth in this section is specifically understood to be subject to the arbitration procedure contained in this agreement. In the event the City elects not to rebuild the premises, Lessee may terminate this agreement by giving notice to the City within thirty (30) days of the City's election to build or not build. In the event of such termination, neither party shall be further obligated to the other or otherwise liable under the terms of this agreement.

B. In the event that the premises or a substantial portion thereof are rendered unusable by earthquake, act of war, or other extraordinary casualty destroying or damaging the premises, either party may terminate this agreement by giving notice to the other party within thirty (30) days after such conditions are discovered. Neither party shall be required to restore or reconstruct the premises, in part or in whole.

23. WAIVER OF SUBROGATION:

The City and the Lessee hereby release and relieve the other and its agents and waive their entire claim of recovery against each other from any loss, damage, or injury arising out of or incident to any of the perils included in or covered by contracts or policies of fire, extended coverage, and vandalism insurance in current practice owned by the parties to the extent said loss is covered by such policies, whether due to the negligence of either of the parties, their agents, or employees, or otherwise.

24. INDEMNIFICATION:

A. Lessee hereby agrees to defend, indemnify and hold harmless the City, its appointed and elected officers, and its agents and employees, from and against all loss or expense, including but not limited to judgments, settlements, attorney's fees, and costs by reason of any and all claims and demands upon the City, its appointed and elected officers, and its agents and employees, for damages because of personal or bodily injury including death at any time resulting there from, sustained by any person or persons and on account of damage to property including loss of use thereof, arising out of or in consequence of the performance of this work, whether such injuries to persons or damage to property is due to the negligence of the Lessee, the City, its appointed and elected officers, employees or their agents. Such indemnity shall not include claims arising out of or the result of the sole negligence or intentional act of the City, its appointed and elected officers, employees or agents, but shall include but not be limited to, any liability as may arise or occur from concurrent, contributing, or joint actions or omissions of the Lessee to the City.

B. Lessee hereby agrees to defend, indemnify, hold harmless the City, its appointed and elected officers, and its agents and employees against any and all claims, costs, judgments and awards, including claims by Lessee's own employees to which Lessee might otherwise be immune under Title 51 RCW, arising out of the acts or omissions of Lessee, its principals, or its agents or employees.

Lessee agrees to defend, indemnify, and hold harmless the City, its appointed and elected officers, and its agents and employees against any and all claims, costs, judgments and awards, including claims by Lessee's own employees to which Lessee might otherwise have immunity under Title 51 RCW, arising out of the City's ownership or control of the premises, Lessee's exercise of the rights granted herein, or use of the Premises by Lessee.



It is specifically and expressly understood that the indemnification provided herein constitutes Lessee's waiver of immunity under Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties.

C. The City, its appointed and elected officers, and its agents and employees, shall not be liable for any injury or death to any person(s) or for damage to any property, regardless of how such injury, death, or damage be caused, sustained, or alleged to have been sustained by the Lessee or others as a result of any of the following:

(1) Any condition, including existing or future defects, on the premises, excluding latent defects on the premises;

(2) Any occurrence whatsoever arising from or related in any way to the premises, Lessee's use and occupancy of the premises, or Lessee's use of the property adjacent thereto; or

(3) Any actions of the public in or about the premises. Any personal property on the premises shall be at the risk of the Lessee and the City shall have no responsibility for such property.

D. In the event of suit against the City, Lessee agrees to appear and defend the same, provided Lessee is notified in writing, within thirty (30) days of the suit. In the event judgment is rendered against the City, the Lessee will cause the same to be satisfied within ninety (90) days after a final determination thereof (after all appeals have been exhausted).

E. Nothing in the foregoing shall be construed to mean the Lessee is to be precluded, or prevented, from initiating suit against the City for recovery of any expenses or damages caused by the sole negligence or intentional act of the City.

F. Nothing in the foregoing shall be construed as releasing the City from any actions brought by any agency, organization, or individual relative to previous activities at Veterans Memorial Golf Course, undertaken either by the City, or at the direction of the City, including but not limited to, hazardous waste, substances or pollutants, which have resulted in environmental contamination. The City shall indemnify and hold harmless the Lessee, its principals, and its agents and employees, from and against all claims, damages, losses and expenses, fees and charges of attorneys and court costs, arising out of or resulting from hazardous waste, pollutants or environmental contamination caused either by the City or its agents, or at the direction of the City. Any expenses associated with remedial actions to satisfy any environmental issues resulting from the actions of the City or its agents, will be the sole responsibility of the City. Expenses incurred by Lessee for such environmental remediation will be fully reimbursed by the City.

G. The Lessee shall indemnify and hold harmless the City, its appointed and elected officers, and its agents and employees, from and against all claims, damages, losses and expenses, fees and charges of attorneys and court costs, arising out of or resulting from hazardous waste, pollutants or environmental contamination caused either by the Lessee or its agents, or at the direction of the Lessee. Any expenses associated with remedial actions to satisfy any environmental issues resulting from the actions of the Lessee or its agents, will be the sole responsibility of the Lessee. Any expenses incurred by the City for such environmental remediation will be fully reimbursed by the Lessee.

H. These indemnification provisions extend to claims which arise out of, or related to, or are based upon the dispersal, discharge, escape, release or saturation of smoke, vapors, soot, fumes, acids, alkali, toxic chemicals, liquids, gases or any other material, irritant, contaminant or pollutant in or into the atmosphere, or on, onto, upon, in or into the surface or subsurface (a) soil, (b) water or water course, (c) objects, or (d) any tangible or intangible matter, whether sudden or not.

I. Should the Lessee leave or otherwise vacate the premises, the Lessee shall certify to the City in writing to the best of Lessee's knowledge that said premises are free and clear of any and all hazardous waste, pollutants and contamination.

25. ASSUMPTION OF RISK:

Lessee assumes the risk of damage to its property located on the Premises. Lessee covenants not to bring suit and releases and waives any and all claims against City, its appointed and elected officers, and its agents and employees for damage to or destruction of the property of Lessee caused by or arising out of the errors or omission of City, its appointed and elected officers, and its agents and employees, except to the extent any such damage or destruction is caused by or arises from the willful and/or malicious action on the part of City.

26. HOLDING OVER:

If Lessee remains in possession of the premises after the expiration of this agreement with the consent of the City, such possession shall create a month-to-month tenancy on the terms herein specified, subject to the payment of pro rata monthly rent, and said agreement may be terminated at any time by either party upon thirty (30) days written notice to the other party of such intention to terminate.

27. ARBITRATION:

A. Should the City and the Lessee have a dispute regarding specific performance, or as to any alleged default or deficiency except payment of rent or production of insurance

coverage, or any provision of this agreement, either party may request the dispute be submitted to binding arbitration.

B. The arbitrator shall be selected by the parties from a panel of seven (7) qualified arbitrators, such panel to be requested from the American Arbitration Association. If an arbitrator cannot be mutually agreed to by the parties, selection will be determined by each party alternately striking an arbitrator until only one arbitrator remains.

C. All costs of the arbitration shall be shared equally by the parties, except fees of legal representatives, expert witnesses, etc.

D. The City and Lessee agrees the arbitrator shall establish the procedures, rules, methods, and processes for the dispute resolution, and the parties agree to cooperate with the arbitrator in good faith to establish the facts necessary to resolve the dispute. The parties agree that, without mutual consent to extend the time, this dispute resolution procedure shall conclude not more than thirty (30) days after its initiation.

#### 28. WORKER'S COMPENSATION:

A. Lessee agrees that all persons furnishing services to the City pursuant to this agreement are, for purposes of workmen's compensation liability, employees solely of Lessee and not employees of the City. Lessee shall bear the sole responsibility and liability for furnishing workmen's compensation benefits to any person for injuries arising from, or connected with, services performed on behalf of Lessee pursuant to this agreement. Lessee agrees to provide and maintain workmen's compensation insurance in amounts required by state law.

B. Lessee shall provide a certificate of worker's compensation insurance within ten (10) days of the signing of this agreement, and prior to March 1 of each successive year.

#### 29. INDEPENDENT CONTRACTOR STATUS:

This agreement is not intended, and should not be construed, to create a relationship of agent, servant, employee, joint venture, or association as between the City and Lessee, or any of Lessee's employees, agents, contractors, or vendors. Lessee shall at all times be considered an independent contractor under this agreement.

#### 30. ADDRESSES FOR NOTICES:

Unless otherwise directed in writing, notices shall be by regular and certified mail--return receipt requested, and shall be made:

City:

Golf Course Lease  
Page 18 of 24

Walla Walla City Clerk  
City Hall  
15 N. Third Ave.  
Walla Walla, WA 99362

W3 Entertainment:

Scott Daggatt, Registered Agent  
W3 Entertainment, Inc.  
97 Prospect Ave.  
Walla Walla, WA 99362

Notices sent out by mail shall be deemed given on the date of the postmark affixed by the United States Post Office.

31. WAIVER:

No waiver, modification or amendment of any term or condition of this lease shall be effective unless in writing. This lease shall not be qualified, modified or supplemented by course of dealing, usage of trade or course of performance. The consent of either party in any variation of the terms of this lease shall not be construed as a permanent waiver as to any subsequent breach of the same or any of the covenants herein contained.

No waiver or forbearance of any breach of any term or condition of this agreement shall be construed to be a waiver or forbearance of any other or subsequent breach of this same, or of any other, term or condition, and the acceptance of any performance hereunder or payment of any sum of money after the same has become due, or at a time when any other default exists hereunder, shall not constitute a waiver of the right to demand payment of all sums owing, or a waiver of any other default then or thereafter existing.

32. MISCELLANEOUS:

A. As used in this agreement, the masculine, feminine or neuter gender, and the singular or plural number, shall be deemed to include the others whenever the context so indicates.

B. Each person signing below executes this contract in his or her individual capacity and on behalf of any marital community of which he or she is a member.

C. Paragraph headings have been included for the convenience of the parties and shall not be considered a part of this agreement for any purpose relating to construction

or interpretation of the terms of this contract.

D. The terms and provisions of this agreement shall be binding upon and shall inure to the benefit of the legal representatives and proper assigns and successors of the parties.

E. This document is the entire, final and complete agreement of the parties pertaining to the leasing of said premises and supersedes and replaces all written and oral agreements heretofore made or existing by and between the parties or their representatives insofar as said premises are concerned.

F. In the event of litigation between the parties hereto, declaratory or otherwise, in connection with this agreement, the venue for any such action shall be Walla Walla County Superior Court, and the prevailing party shall recover its costs and attorney's fees actually incurred, including for appeals, which shall be determined and fixed by the court as part of the judgment.

G. Lessee shall comply with all applicable federal or state laws and City ordinances, and with applicable directions, rules and regulations of public officials and departments in the enforcement of City ordinances, and with directions, rules and regulations from the State of Washington or from the United States with respect to any portion of the premises.

H. If the last day for performance of any of the provisions of this agreement, during a stated period of days, shall fall upon a Saturday, Sunday or holiday observed by the City, the final day for performance shall be the following weekday at 5:00 p.m. on which both parties would normally be open for the conduct of business.

I. Lessee shall conduct its business in such a manner which assures fair, equal and nondiscriminatory treatment at all times in all respects to all persons without regard to race, color, religion, sex, age, sexual orientation, or national origin. No person shall be refused service, be given discretionary treatment, or be denied any privilege, use of facilities, or participation in activities on the premises on account of race, color, religion, sex, age, sexual orientation, or national origin.

J. Exhibits A, B, C, and D are attached to this agreement and by this reference made a part hereof.

### 33. SIGNATURES

This lease agreement may be executed in counterparts.



DATED:\_\_\_\_\_

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Title)

State of Washington  
County of Walla Walla

This lease agreement was acknowledged before me on \_\_\_\_\_,  
2021, by Nabel Shawa as the City Manager of the City of Walla Walla.

\_\_\_\_\_  
Notary Public for the State of  
Washington residing at Walla Walla

My commission expires:\_\_\_\_\_

DATED:\_\_\_\_\_

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Title)

State of \_\_\_\_\_

County of \_\_\_\_\_

This lease agreement was acknowledged before me on \_\_\_\_\_,  
2021, by \_\_\_\_\_ as \_\_\_\_\_ of W3 Entertainment, Inc.

\_\_\_\_\_  
Notary Public for the State of  
Washington residing at Walla Walla

My commission expires:\_\_\_\_\_

The undersigned agrees to be individually responsible for and to guarantee each of the terms and conditions of the above agreement.

DATED: \_\_\_\_\_

State of \_\_\_\_\_ (Name) \_\_\_\_\_

County of \_\_\_\_\_

This guaranty was acknowledged before me on \_\_\_\_\_, 2021, by \_\_\_\_\_.

My commission expires: \_\_\_\_\_ Notary Public for the State of Washington residing at Walla Walla

The undersigned agrees to be individually responsible for and to guarantee each of the terms and conditions of the above agreement.

DATED: \_\_\_\_\_

State of \_\_\_\_\_ (Name) \_\_\_\_\_

County of \_\_\_\_\_

This guaranty was acknowledged before me on \_\_\_\_\_, 2021, by  
\_\_\_\_\_.

My commission expires: \_\_\_\_\_  
Notary Public for the State of  
Washington residing at Walla Walla





The City of Walla Walla does not warrant, guarantee or accept any liability for the accuracy, precision or completeness of any information shown or described hereon or for any inferences made therefrom. Any use made of this information is solely at the risk of the user.





## Exhibit B

Equip #	Asset/Tag #	Year	Make	Model	Description and Serial Number	Annual Rent	Leashold Tax	Monthly Rent
11639	05676	2010	Toro	GM310	TRI-PLEX GREENS MOWER, RED (310000761)	\$2,782	\$357	\$262
11715	09323 T#6419	2019	Toro	4300D	ROTARY CONTOUR MOWER, RED (404601582)	\$7,469	\$959	\$702
11700	N/A	2016	Smithco	Super Star	POWER SAND/BUNKER RAKE (5163)	\$2,219	\$285	\$209
11701	N/A	2016	Smithco	Super Star	UTILITY VEHICLE (SS1079)	\$3,732	\$479	\$351
11716	09329 T#6420	2019	Toro	Pro Force	LEAF / DEBRIS BLOWER, TRLR MTD (403062429)	\$1,060	\$136	\$100
11703	08128	2016	Toro	5510D	FAIRWAY MOWER W/ AWD KIT, RED (316001117)	\$7,995	\$1,027	\$752
11704	08179	2016	Toro	5510D	FAIRWAY MOWER W/ AWD KIT, RED (316001164)	\$7,995	\$1,027	\$752
11705	08129	2016	Toro	GM3510Q	TRI-PLEX GREENS MOWER, RED (316000447)	\$4,540	\$583	\$427
11706	08130	2016	Toro	GM3510Q	TRI-PLEX GREENS MOWER, RED (316000455)	\$4,540	\$583	\$427
11707	08293	2016	Jacobson	Truckster	HD UTILITY VEHICLE, ORANGE, 4X2 (1222221100002544)	\$3,179	\$408	\$299
11708	08275	2016	John Deere	Gator TX	LD UTILITY VEHICLE, GREEN (1M0TURFJVGM111436)	\$933	\$120	\$88
11709	08315	2016	John Deere	Gator TX	LD UTILITY VEHICLE, GREEN (1M0TURFJVGM111467)	\$933	\$120	\$88
11710	08269	2016	Toro	Procore	AERATOR MACHINE, RED (31600832)	\$2,828	\$363	\$266
11711	08328	2016	Jacobson	Core	66" CORE HARVESTER / AERATOR, ORANGE (434712701657)	\$661	\$85	\$62
11712	08667	2017	Toro	4500D	ROUGH AREA MOWER, RED (401230230)	\$8,832	\$1,134	\$831
11713	09017	2018	Bernhard	Express Dual	SPIN GRINER (24747)	\$3,398	\$436	\$320
11714	09018	2018	Bernhard	Anglemaster	BEDKNIFE GRINDER (24748)	\$1,686	\$216	\$159
TOTALS						<b>\$64,783</b>	<b>\$8,318</b>	<b>\$6,092</b>

### December 2021, and Fiscal Year 2022 and 2023 Vehicle Set Aside

	Vehicle Set Aside	Leasehold Tax	Total Due	Monthly Payment
<b>2021</b>	\$ 5,399	\$ 693	\$ 6,092	\$ 6,092
<b>2022</b>	\$ 64,783	\$ 8,318	\$ 73,101	\$ 6,092
<b>2023</b>	\$ 64,783	\$ 8,318	\$ 73,101	\$ 6,092

## Exhibit C

### Veterans Memorial Golf Course

#### Equipment Inventory (Non-rolling stock)

Qty	Item Description	Condition
<b>Maintenance Shop</b>		
1	Core Harvester Attachment	Used
3	Spiker Attachments	Used
1	Miller Welder	Used
4	Gas Ocetylene Tanks	Used
1	6 pt Deep Metric Impact	Used
1	Grease Gun	Used
1	Dewalt Saw	Used
1	Pull Saw Trimmer	Used
2	Weed Eaters	Used
1	1600 Spray Star Tank	Used
1	Anderson Walking Fertilizer Spreader	Used
1	20 inch Chain Saw	Used
3	Backpack Blowers	Used
1	Small Hand Blower	Used
2	Ladders (20" and 24")	Used
1	Backpack Sprayer	Used
1	Vehicle Lift	Used
1	200 Amp Shop Battery Charger	Used
1	Toro Sand Spreader	Used
2	Craftsmen Tool Cabinets	Used
1	Air Compresor	Used
1	Misc Hand Tools	Used
25	Misc Garden Tools	Used
<b>Clubhouse/Pro Shop</b>		
1	Computer Monitor	Used
1	Computer (irrigation control)	Used
2	Handheld Irrigation Remote Controllers	Used
4	Picnic Tables	Used
109	Padded Stacking Chairs	Used
4	Stacking Chairs	Used
2	Padded Folding Chairs	Used
6	Large Folding Tables	Used
3	Small Tables	Used
1	Safe	Used
1	Cash Register	Used
3	Golf Sets	Used
2	Storage Cabinets	Used

[illegible]



## Exhibit D

Andy Coleman  
Parks & Recreation Director  
VIA Electronic Transfer: acoleman@wallawallawa.gov  
Friday, May 7, 2021  
Subject: Veterans Memorial Golf Course RFP Response

Dear Mr. Coleman,

We are excited to present our goals and vision to continue and advance operations at Veterans Memorial Golf course. The balanced combination of our team's management experience will bring fresh and new opportunities to the courses existing programs.

Among our goals is to increase family and youth engagement, create fun and exciting alternate events for young adults, and expand the offerings to the public at large.

Ken Deans and Scott Daggatt have extensive management experience in music entertainment business. Ken's experience includes Senior production management at the largest annual weekend outdoor music festival in the world, Coachella. Scott's experience includes national tour management of several premier recording artists and President of one of the largest artist management companies of its time. Additionally, both Ken & Scott have broad marketing and branding experience.

#### Golf Club Team:

Scott Daggatt	W3 Entertainment, inc. – Principal
Ken Deans	W3 Entertainment, inc. – Principal
Bill Howard	Head Professional / Director of Golf and Pro Shop Management
Merle Pearce	Course Superintendent

#### ***Golf course operations –***

**Bill Howard:** A longtime Walla Walla resident is currently the Assistant Golf Coach at Whitman College and Head Golf Coach at Walla Walla High School. Bill has previously worked in the PGA as an Assistant Professional at Bardmoor Golf Club in Largo FL, Veterans Memorial Golf Club in Walla Walla, Overlake Country Club in Medina WA and Inglewood Golf Club in Kenmore WA. While at Veterans Memorial he built one of the largest junior golf programs in the northwest with over 400 participants annually. Bill is not currently a member of the PGA, but is in the process of continuing his apprentice program to become a full PGA member once he is established as Head Professional of Golf Course Operations.

Upon leaving the golf industry Bill worked for six years in finance at Intellectual Ventures, one of the most prestigious private equity and intellectual property companies in the US. At Intellectual Ventures he served in variety of finance and accounting roles including managing the company's travel and expense program. After Intellectual Ventures Bill worked for SAP-Concur, the largest expense management company in the world.

**Merle Pearce:** Is currently the Course Superintendent of Veterans Memorial Golf Club Grounds. Merle came aboard with the current golf course operators, Early-Repass. Merle is responsible for the dramatic improvement of the grounds over the last eight years. He has done this on a limited budget, but with extreme passion and care.

### ***Golf Course –***

Maintaining the current successful maintenance program. Explore developing new fun layout options like the Top Golf properties, i.e., Night driving range events, mini rounds of 3 to 6 holes in the twilight hours, and possible night club events in the banquet room and bar to drive increased visibility and awareness of all the course has to offer. Explore online reservation programs and course tee time marshalling/pace of play management.

### ***Food and Beverage –***

Currently the food and beverage at the golf club has minimal presence. W3 will expand the club house café with attractive food offerings. Additionally, we plan a more dynamic and capable food and catering program to expand services in the banquet room. Also, under consideration is bringing a wood fired pizza operation to the bar and deck area. All this would be in partnership with Walla Walla Community College and other outside restauraners. The goal is to clean up the space and make it available to public and organizations such as the Downtown association, Visit Walla Walla, and other civic groups, in addition to public rentals.

### ***Public outreach –***

W3 is engaging with Walla Walla Community College to work with its Culinary, Wine, Turf and Irrigation programs. WW Community College will be a W3 partner to largest extent of its capabilities. The shared interests by both parties could grow to be an integral part of the Colleges programs.

W3 will create a marketing campaign to showcase the golf course and its facilities to the surrounding communities. In addition, we will have open houses for the city to show off the course and its amenities.

It is possible that we could make adjacent show days available to symphony, community theater groups or hold public movie nights.

As the committee is aware W3 Entertainment has committed to a long-term lease of the driving range to build and develop an amphitheater concert program. We see this as a truly exciting synergistic opportunity to combine our current efforts on a much broader scale. Having the ability to be a one source operation to create and schedule events, tournaments, concerts and festivals will be a much greater benefit to not only W3 Entertainment, but also to the city and community at large.

Thank you for your consideration and we look forward to further discussions.

All the best,

Scott Daggatt, Ken Deans  
Principals, W3 Entertainment, Inc.





## ENTERTAINMENT

### **Veterans Memorial Golf Course Operational Management Plan**

W3 Entertainment, Inc., hereinafter referred to as W3, a hospitality and entertainment development company formed to design and build an entertainment district in the city of Walla Walla, Washington wishes to manage, operate and maintain Veterans Memorial Golf Course, located in the City of Walla Walla for a term of two years and one month, commencing on December 1, 2021 and ending on December 31, 2023. W3 understands if they wish to extend the lease of the facility, it is subject to a review that will be undertaken by the City of Walla, schedule to be determined, to take place at some time during the lease term.

W3 will collect and remit to the City of Walla Walla \$ 1.00 for each nine-hole round and \$2.00 for each eighteen-hole round. Annual season ticket holders would pay \$1.00 for each round played.

Payment schedule to be determined by agreement between ER Golf and City.

W3 understands that it is responsible for the payment of the State Leasehold Excise Tax to the City on a schedule agreed on by W3 and the City.

W3 understands it will be required to pay all operating expenses, including utilities and taxes as described in the RFP.

All revenues derived from the golf shop, driving range, restaurant and catering, power carts, facility rental, concessions and instruction will be retained by W3.

W3 will agree to obtain the reasonably necessary insurance to cover the operation as determined by agreement with the City.

#### ***RFP answers to specific questions from Section 2.4:***

- a. One year, Three months. W3 Entertainment, inc. was specifically created to operate the driving range amphitheater project.
- b. KD Production Services, LLC, Gateway Pacific, Liaison Group, Inc
- c. W3 Entertainment was originally created as an LLC on February, 5, 2020 and converted to a C Corp on April 5, 2021.
  - a. Scott Daggatt – Co-President
  - b. Kenneth A Deans – Co-President
- d. N/A
- e. N/A
- f. No
- g. No
- h. No
- i. No
- j. No
- k. No
- l. No

### ***Pro Shop:***

Bill Howard will oversee all course and pro shop operations with the guidance of the W3 management team. Bill is familiar with the Veterans Memorial golf community having worked as an Assistant Golf Professional at Vets from 1996 to 2004. The Repass-Early team has done an outstanding job of rebuilding the golf community at Vets and reestablishing trust with the golfers. Bill will continue to build on these relationships and work to bring local golfers back to Veterans Memorial. Bill has worked at public, private and resort golf courses in the past and hopes to bring a top tier level of customer service to Veterans Memorial. In addition to increasing the number of rounds played by locals, we need to market to out of town visitors as most golfers coming to Walla Walla play at Wine Valley. We will work to continue to make improvements to the golf course and pro shop while ensuring our staff is professional and courteous, providing a clean and well-run facility. All golf operations will be geared toward providing an exceptional experience for all players

Golf courses typically operate from sunrise to sunset but we will work with the City of Walla Walla to establish consistent hours of operation for the pro shop and golf course. In the past we have had a great success employing area high school and college students in the pro shop and for driving range/cart staff. These staff members are typically excellent players and are able to provide assistance for golf camps and clinics.

Priority items for the Pro Shop and Clubhouse:

- Computer POS System – current POS is a cash register
- Deep clean pro shop, bathrooms and basement - dispose of items throughout the clubhouse and basement that are no longer in use or in a state of disrepair
- Clean and organize the areas outside the pro shop and driving range
- Make repairs as needed to the bathrooms, (painting, repair or replace wallpaper, towel dispensers, etc), building doors and other areas of the clubhouse as needed

***Merchandising*** – Initially we will stock a limited amount of hard and soft goods focusing our purchasing on necessity items such as golf balls, tees and gloves and high-volume sale items such as hats and towels. We will explore stocking a small number of golf bags and individual golf clubs (drivers, putters, wedges) and some discount box sets of clubs for beginners and junior golfers. Most pro shops stock a very limited number of iron sets if any, relying more on demo days with golf club manufacturers to drive sales of custom fit iron sets and woods. We may add lines of golf related clothing if we see a demand for such items.

***Rental Clubs*** – we plan to upgrade the rental golf clubs sets and establish a plan replace sets as needed to ensure we offer quality rental clubs to our golfers visiting from out of town. If feasible we also plan to offer a limited number of “demo sets” for golfers wishing to upgrade to better rental equipment.

***Service and Maintenance of Equipment*** – We will work with the City of Walla Walla to set a maintain and service schedule for all major equipment in the pro shop (Course equipment, HVAC, Fire Suppression, etc)

***Instruction:*** Rates to be determined, but competitive to the market

Bill Howard will oversee all instruction with the golf shop staff assisting in various programs as needed. From 1996 to 2004 Bill worked with the City of Walla Walla to offer adult group lessons and junior

programs. We would expand upon past programs, offering group lessons in conjunction with wine weekends and other local events (Balloon Stampede Weekend, Whitman Graduation, etc). We would also offer a season long series of golf lessons, ranging from group clinics to weekly private lessons for adults and juniors.

*Teaching Philosophy:* Teaching the game at a high level requires continued education on the modern golf swing and equipment/technology advances. Bill would be the primary instructor for all golf camps, city lessons and programs, group and private lessons. During peak season we would employ students from local high schools and colleges who would assist in teaching golf camps and group lessons. Current staff member Mike Ciez is an accomplished player who provides instruction at Veterans Memorial at this time. If Mike remains on staff, he would be an integral part of our teaching program.

### ***Junior Golf:***

From 1996 to 2004 Bill Howard worked as an Assistant Golf Professional at Veterans Memorial. During this time, he ran the Veterans Memorial Junior Golf program (Vets Jr Golf), building it into one of the largest junior programs in the northwest with over 400 participants annually. Repass-Early has done an outstanding job on the golf course improvements but the junior golf program has yet to see a return to the number of participants previously enrolled.

Some of the junior programs that were previously offered at Veterans Memorial under Bill:

- Summer Golf Camp – 150 juniors participated each year in our season opening golf camp the first week of summer. Players from local high school and college golf teams assisted in running the golf camps each summer.
- Dollar Days – during the summer, juniors enrolled in the program could play 9 or 18 holes every Monday and Wednesday for \$1.00. On Wednesdays juniors received 45 minutes of instruction before golf.
- Golf and Swim – partnering with Jim Dumont and Andy Coleman of Parks and Rec, junior golfers were able to receive instruction and golf in the morning, then were accompanied to Memorial Pool for supervised swimming in the afternoon

In addition to the programs listed above, Bill taught lessons for local pre-schools, special needs children and partnered with the YMCA to offer summer lessons. Bill was also recruited by the city of Dayton to run camps at the Dayton golf course each summer.

Participation in the Washington Junior Golf Association (WJGA) is another area of we hope to grow in Walla Walla. Growing up in the Tri Cities area, Bill played in WJGA events from the age of 8 to 17 years old. There is currently one WJGA tournament scheduled at Veterans Memorial each year. We would work to add additional WJGA events as well as Washington State Golf Association (WSGA) and Pacific Northwest Golf Association (PNGA) events to our tournament schedule. We would work to make Veterans Memorial a home for WJGA and other junior golf events.

Bill also has personal reasons for wanting junior golf to thrive in Walla Walla. He has children that are 6 and 8 years old and he knows the best way to keep them interested in golf is to have their friends playing golf at Vets too.

***Driving Range:***

W3 is currently leasing the driving range from the City to run a concert series throughout the year. The majority of the time the range will continue to be used for golf purposes with closures happening for concerts, maintenance or inclement weather. Improvements have been made to the range and it is currently maintained by golf course superintendent, Merle Pearce and his staff. W3 will provide range supplies (range balls, baskets, etc) and continue to maintain the driving range including repairing netting and enhanced targets to improve the practice experience.

***Course Maintenance:***

Merle Pearce will continue to lead the maintenance program with assistance from Head Golf Professional Bill Howard and oversight from the W3 group. The decision making will be a collaborative effort following the maintenance guidelines listed below. The Repass-Early group has done an outstanding job restoring the golf course to playability and Merle will provide continuity in the transition to W3 management. We hope to continue the good work of Repass-Early with the belief that as course conditions improve more rounds will be played at Veterans Memorial.

***The following schedule is a guideline based on Merle's current maintenance program.  
Proposed Maintenance Schedules: (weather dependent):***

<b>Mowing:</b>	<b>Area:</b>	<b>May/September</b>	<b>October/April</b>
	Tees:	twice per week	once a week
	Fairways:	twice per week	once a week
	Greens:	Seven days per week	twice per week
	Rough:	weather dependent	weather dependent
	<b>Area:</b>	<b>Season</b>	
<b>Aeration:</b>	Tees	March and October	
	Surrounds	March and October	
	Greens	two-inch coring and sanding in March and October	
	Green Verticut	twice a year	
	Hand Drill	as necessary	
<b>Sanding:</b>	Tees	with coring in March and October	
	Greens	with coring in March and October	
	Green	Dusting when deemed necessary to maintain smooth surface	
	Fairways	access and egress points as needed	
<b>Fertilizing:</b>	Tees	February - June, August, October and December	
	Greens:	Granular (.5) February - June and August - December	
		Spray (1.0) February - November	
<b>Chemical:</b>	Tees	February - June, August, October and December	
	Fairways	March April, September and October	
	Greens	Monthly	
<b>Irrigation:</b>	Daily control for maximum coverage and water balance for optimum growth and playability. Additional irrigation balance will come from hand watering.		
<b>Trees:</b>	Annual pruning is needed on all trees. Fairway trees need to be pruned up a minimum of four feet from the ground. Trees surrounding greens and will need to be pruned to allow proper sunlight and air flow.		
<b>Landscaping:</b>	Areas around clubhouse will be a priority to enhance the appearance of the entrance		

**Improvements:**

We feel before we can commit to any renovations, we need to make sure we can attain some degree of profitability. While it is fully operational today, there are some areas that could use a refresh. We intend to keep the grounds as a priority and take on other projects as needed and affordable.

**Proposed 2022 Fee Schedule\***

\*Subject to review per inflation and operating costs review in October 2021

<b>Daily Rates</b>	<b>Mar-Oct</b>	<b>Nov-Feb</b>
Adult (31-61) 18 Holes – Mon - Friday	\$50.00	\$40.00
Twilight (After 1 PM) M-F	\$40.00	
Adult (31-61) 9 Holes – Mon - Friday	\$35.00	
*Adult (31-61) 18 Holes – Sat/Sun/Holiday	\$75.00	\$60.00
*Adult (31-61) 9 Holes – Sat/Sun/Holiday	\$50.00	
Seniors (62 – Over) 18 Holes – Mon - Fri	\$42.00	\$32.00
Seniors (62 – Over) 9 Holes – Mon - Fri	\$26.00	\$18.00
*Seniors (62 – Over) 18 Holes – Sat/Sun/Holiday	\$60.00	\$40.00
*Seniors (62 – Over) 9 Holes – Sat/Sun/Holiday	\$35.00	\$25.00
Young Adult (18-30) 18 Holes – Mon - Friday	\$28.00	\$20.00
Twilight (After 1 PM) M-F	\$20.00	
Young Adult (18-30) 9 Holes – Mon - Friday	\$18.00	\$14.00
*Young Adult (18-30) 18 Holes – Sat/Sun/Holiday	\$35.00	\$25.00
*Young Adult (18-30) 9 Holes – Sat/Sun/Holiday	\$25.00	\$15.00
Junior (17 & Under) Any Day 18 Holes	\$20.00	\$10.00
Junior (17 & Under) Any Day 9 Holes	\$12.00	\$ 8.00
* Locals pay weekday rate on weekends/holidays		

<b>Annual Membership Level</b>	<b>Dec 2021</b>	<b>Jan 2022</b>
Adult: (31 to 61)	\$1650.00	\$1750.00
Senior: (62 and over)	\$1250.00	\$1350.00
Spouse: (living in same household)	\$ 250.00	\$ 300.00
Young Adult: (18 to 30)	\$ 750.00	\$1000.00
Junior: 17 and under)	\$ 450.00	\$ 500.00

Annual membership allows play seven days a week. All annual members are required to pay a 1.00 irrigation fee for each round they play.

<b>Punch Card Program – 10 Plays per card</b>	<b>9 Holes</b>	<b>18 Holes</b>
Adult (31 – 61)	\$280.00	\$400.00
Senior (62 & Over)	\$210.00	\$330.00
Young Adult (18 – 30)	\$145.00	\$225.00
Juniors (18 & Under)	\$100.00	\$160.00

<b>Rentals</b>	<b>Medium</b>	<b>Large</b>
Range Balls	\$ 5.00	\$ 10.00
	<b>9 Holes</b>	<b>18 Holes</b>
Power Cart	\$10.00	\$17.50
Pull Cart	\$ 5.00	\$ 8.00
Rental Cubs	\$12.00	\$20.00



Daily Trail Fee	\$10.00
Annual Cart Shed rental including Trail Fee	\$600.00

**BILL HOWARD – HEAD GOLF PROFESSIONAL/PRO SHOP & COURSE MANAGER**

100 BROOKSIDE DRIVE • WALLA WALLA WA 99362

509.301.7661 • billhoward72@hotmail.com

---

**PERSONAL PROFILE**

Manager with professional, reliable and adaptable skill set. Solid understanding of business management and operations. Results oriented with excellent communication and interpersonal skills. Accurately perform challenging tasks with precision and attention to detail while meeting deadlines. A team player with the proven ability to partner with senior leadership and collaborate with people throughout an organization.

Proficient in both PC and Mac with strong background in Concur Expense Management, Microsoft Dynamics AX, QuickBooks, IBM Cognos Report Studio, Microsoft Excel, Word, PowerPoint, and Access.

---

**PROFESSIONAL EXPERIENCE**

**WHITMAN COLLEGE** **WALLA WALLA, WA** **2021 – PRESENT**

**ASSISTANT GOLF COACH**

- Work with the Head Golf Coach to conduct team practices, recruit players, facilitate matches and mentor team members
- Player development - work with players to improve all aspects of golf game including swing mechanics and course management

**CONCUR** **BELLEVUE, WA** **2014-2016**

**SERVICE ADMINISTRATOR - EXPENSE, ENTERPRISE**

Concur Service Administrators serve as a designated configuration expert, assigned to assist multiple Concur Expense customers. Tasks included:

- Maintaining multiple customer environments on an on-going basis
- Configuring Concur website to meet client's accounting and compliance requirements
- Conducted monthly calls with clients to discuss client goals, priorities, product roadmap, monthly releases notes and site reviews
- Gathered functional and technical business requirements from clients, implemented solutions according to client needs and scope of Concur products and services
- Facilitated manual and automated data imports and exports

**INTELLECTUAL VENTURES** **BELLEVUE, WA** **2009-2014**

**EXPENSE MANAGEMENT ASSOCIATE**

Founded in 2000, Intellectual Ventures is a privately held invention capital company. Tasks included accounts payable and invoice processing for multiple entities using Microsoft Dynamics and Quickbooks, wire payments to investors as well as US and foreign vendors. Banking support on multiple platforms including SVB, Bank of America and Wells Fargo. Monthly reconciliation of GL accounts. Administration of Travel & Expense program with monthly spend of ~1MM.

- Accounts Payable / Accounts Receivable, two years
- Managed company card programs (American Express and Visa) for 400 cardholders

97 Prospect Avenue  
Walla Walla, WA 99362



- Rolled out enterprise-wide T&E expense management tool Concur to 750 employees
- Established and conducted enterprise-wide training program for Concur
- Established a monthly T&E reporting package for executive team and budget managers including a T&E scorecard to review spend metrics
- Collaborated with Payroll to automate employee reimbursements
- Partnered with senior finance managers to implement multiple process improvements

**INGLEWOOD COUNTRY CLUB                      KENMORE, WA                      2006-2009**

***ASSISTANT GOLF PROFESSIONAL***

Oversaw all golf operations and managed outside staff of 10-15 employees. Developed and implemented various process improvements and prepared inventory reports.

- Merchandising Manager – Managed inventory budget of \$650,000 annually
- Managed tournament operations
- Trained and developed staff members, conducted semiannual reviews to develop superior customer service
- Analyzed revenue and expenditure trends to recommend appropriate budget levels
- Teaching professional including running golf clinics and junior golf camps

**OVERLAKE COUNTRY CLUB                      MEDINA, WA                      2005-2006**

***ASSISTANT GOLF PROFESSIONAL***

Oversaw all golf operations and managed outside staff, tournament operations and junior golf camps.

- Used analytical and technical skills to develop order tracking system and golf shop budgeting resulting in less overhead year over year
- Merchandising - Responsible for ordering, input, and processing of all retail items
- Managed tournament operations

**VETERANS MEMORIAL GOLF CLUB                      WALLA WALLA, WA                      1996-2005**

***ASSISTANT GOLF PROFESSIONAL***

Manager with responsibilities for day-to-day golf operations.

- Achieved professional development and certification in PGA Apprentice program
- Merchandise Manager – Responsible for budgeting, purchasing, accounts receivable and accounts payable
- Maintained and supported annual budget process
- Programs Manager – Worked with city leaders in facilitating all aspects of golf course operations, programs for adults, children, and special needs groups
- Tournament Director - Managing, scheduling and administering all tournament operations
- Teaching Professional

**WALLA WALLA COMMUNITY COLLEGE                      WALLA WALLA, WA                      1998 - 2002**

***ASSISTANT GOLF COACH***

- Worked with Head Golf Coach to conduct team practices, recruit players, facilitate matches and mentor team members
- Player development - worked with players to improve all aspects of golf game including swing mechanics and course management

**Current Part Time Positions:**

**WALLA WALLA HIGH SCHOOL**                      **WALLA WALLA, WA**                      **2015 –PRESENT**

**HEAD GIRLS GOLF COACH**

- Player development - work with players to improve all aspects of golf game including swing mechanics and course management
- Facilitate matches, supervising and transporting students
- Advising and assisting students on college admissions processes

**WINE VALLEY GOLF CLUB**                      **WALLA WALLA, WA**                      **2018 –PRESENT**

**PRO SHOP STAFF**

- Manage pro shop operations, oversee outside staff

**EDUCATION**

Columbia Basin College	Pasco, WA
New Mexico State University	Las Cruces, NM
Walla Walla Community College	Walla Walla, WA

**PERSONAL REFERENCES**

Mike Grove, Head Golf Professional, Inglewood Golf Club, pro@inglewoodgolfclub.com, 425-488-7000  
LaRai Wichelman, Sr. Travel and Expense Mgr, Intellectual Ventures, lwichelman@intven.com, 425-467-2300  
John Hoffmann, VP Finance & Operations (Retired), Echodyne Corp., hoffrock@gmail.com. 425-681-3623

---

**MERLE L. PEARCE, CGCS – Golf Course Superintendent****ADDRESS**

360.460.8586 • E-mail: Merlin0859@gmail.com

I wish to continue stewardship as golf course superintendent for Walla Walla's Public Reserve – Veterans Memorial Golf Course.

---

**PROFESSIONAL EXPERIENCE**

**VETERANS MEMORIAL GOLF COURSE**                      **WALLA WALLA, WA**                      **2014 – PRESENT**

**GOLF COURSE SUPERINTENDENT**

Oversaw the revitalization of the course. When I arrived in 2014 the course was in great distress. Working with a very limited budget and a great team, we have successfully brought the grounds back to a course that is not only playable, but challenging and fun.

**PENINSULA GOLF CLUB, INC.**                      **PORT ANGELES, WA**                      **1995 – 2013**

**GOLF COURSE SUPERINTENDENT**

18-hole semi- private facility \$400,000 maintenance budget

Poa Annua greens/Ryegrass tees/fairways

Entrusted with operation coordination of the turf grass program. Responsible for developing the annual budget and comprehensive vision through a master plan detailing hole by hole protocols, maintenance specifications and major improvements. Focusing where the Club will be in future benchmarks. Support for Pro Shop demolition and new expanded and efficient replacement. Vested success by improved

greens, installed extensive fairway drainage and sanding program and to enhance the playability for our members. Rebuilt #3 Green & #5 Green (4) block walled tees upgraded from railroad ties. New Forward Tees built for the Ladies, Seniors and Juniors. New irrigation controller system and compliance updates to both pump houses plus upgrades and leveling sprinklers throughout the whole irrigation system.

**CHAPEL WOODS GOLF COURSE                      Lee's Summit, Missouri                      1985 – 1995**  
***GOLF COURSE SUPERINTENDENT***

18-hole daily fee - private owner - Charles Price, Ambassador to UK \$420,000 maintenance budget, Penncross bentgrass greens WITH Zoysia and Bermuda tees and fairways on 200 acres.

In charge of overseeing the golf course operations - to plan; develop, and supervise the construction projects. Also, in charge of the maintenance program, budgeting and purchasing. The construction of (2) irrigation lakes adding 12 million gallons to a third primary lake. Construction of (2) Updated pump houses boosting the 3rd pump house gave balance with (3) supply points on 220 acres. Conversion from City water to lake water saved over \$50,000 the next irrigation season. Upgrade of the manual irrigation system to automatic control saved night labor cost and better watering balance. Relocation of (2) greens and (3) tees for road expansion, opened an opportunity to gain a golf cart tunnel under the road project. Great trade-off to the old way of golf carts dodging traffic.

**LAKEWOOD OAKS GOLF CLUB                      Lee's Summit, Missouri                      1980 – 1984**  
***GOLF COURSE SUPERINTENDENT***

18-hole development facility, Owner: Far & Home Savings, \$480,000 maintenance budget, Penncross bentgrass greens, Zoysia tees and fairways.

In charge of final grow-in of the new golf course/overseeing the golf course operations to develop, plan, implement and supervise the construction projects/maintenance program/ budget and purchasing. Maintenance of clubhouse, clubhouse lawns, 300-acre lake access areas and 90 golf carts. Direct, train and motivate staff. Document the efficient operation of the equipment program, irrigation and the turf grass management. Supervised reconstruction of #12 green & bunkers, renovation of the tee boxes, Drainage upgraded, geotextile lining and contouring of 56 bunkers, construction of new tees and redesigned #14 Fairway to solve some challenges, introduced contoured fairways, improved approaches and defined tees. Staffing, golf cart maintenance and equipment program charted to create an effective daily operations format. In turn, breaking the Long-Range Goals into planned steps of progress.

**EDUCATION**

Certified Golf Course Superintendent  
Washington Certified Commercial Pesticide Applicators License  
Turf and Ornamentals, Right of Way  
Longview Community College - Turfgrass Management Program  
Johnson County Community College  
Kansas State University/ Urban Soil Science  
Toro / Advanced Irrigation Design  
GCSAA Seminars - Extensive list  
St. Louis School of Automated Data Processing

**ASSOCIATIONS**

GCSAA, CLASS A CERTIFIED  
HAGCSA CHAPTER LIAISON 1994  
CANADIAN GOLF SUPERINTENDENTS ASSOCIATION

WESTERN WASHINGTON GOLF COURSE SUPERINTENDENTS ASSOCIATION  
Western Canada Turfgrass Association  
Washington State Weed Association - Board Director

#### PERSONAL REFERENCES

LARRY GILULY, USGA TURF ADVISORY AGRONOMIST-AK, ID, OR & WA. CONTACT#: (253) 858-3366  
MATT PARASCAND, WILBER-ELLIS CO. CERTIFIED CROP AGRONOMIST. CONTACT#: (206) 915-4193  
DR. GWEN STANHKE, WSU TURFGRASS RESEARCH. CONTACT#: (253) 840-4521

---

#### KENNETH ALAN DEANS - General Manager of Club House and Food & Beverage Operations

202 KIRST STREET • LA CANADA, CA 91011  
818.519.7860 • E-mail: ken@W3concerts.com

#### PERSONAL PROFILE

Ken is an active consultant for live, event and outdoor festival entertainment. He has been an integral part of the senior production management teams at the annual internationally acclaimed Coachella music festival, Stagecoach, Big Four, Desert Trip (the largest grossing festival ever) and the BottleRock Music Festival in Napa, CA.

Ken consulted in the design and build of the Amphitheatre at Chateau Ste. Michelle Winery in Woodinville, WA and The Gorge Amphitheatre, George, WA. Ken's history also includes active involvement in management and/or concert production with Pearl Jam, Melissa Etheridge, Men at Work, Nirvana, Alice in Chains and Soundgarden.

Ken was previously a musician himself in the popular eighties NW band, The Heats. He is the father of two great young men that are developing their careers in Seattle and Bellingham, husband to his amazing wife Laura, who is a leader in Special Education. Personal interests include hiking, fishing, skiing, and guest lecturing at NYU, USC, and the University of Montana.

---

#### PROFESSIONAL EXPERIENCE

<b>W3 Entertainment, Inc</b> <i>Partner</i>	<b>Walla Walla, WA</b>	<b>2020 - Present</b>
--	------------------------	-----------------------

A hospitality and entertainment development company formed to design and build an entertainment district in the city of Walla Walla, Washington.

<b>KD Production Services, LLC</b> <i>Owner</i>	<b>Los Angeles, CA</b>	<b>2009 to Present</b>
--	------------------------	------------------------

A full-service production and consulting company in the entertainment industry. Our various teams service all aspects of live and filmed entertainment industry.

- Concert & Festival Consulting – City of Walla Walla, WA
- Developed Intersect Festival for Amazon web Services– Dec 2019/ Las Vegas, NV
- Production Club: AWS re: PLAY (end of show event for re: Invent conference for 30,000 people): 2017-2019
- Bottle Rock Festival 2014 to 2018
- AEG/Goldenvoice 2009 to 2018
- Coachella Valley Music Festival: 2009 to 2018
- Desert Trip Festival: 2016

97 Prospect Avenue  
Walla Walla, WA 99362



- Stagecoach Festival: 2009 to 2018
- 2010 Activision Call of Duty: XP Pre-Release of Modern Warfare 3
- 2016 Activision Call of Duty: XP Infinite Warfare [www.callofduty.com/xp](http://www.callofduty.com/xp)
- Electric Daisy Carnival: 2012
- Netflix – Various shows
- Milken Global conference: Producer 2013
- SALT Economic Conference: 2012/13 [www.saltconference.com](http://www.saltconference.com)
- Celebration of Science: Producer [www.celebrationofscience.org](http://www.celebrationofscience.org) 2012
- SALT Singapore International Economic Conference 2012: Producer

**Liaison Group, Inc.**

**Los Angeles, CA**

**1999 to 2008**

**Owner**

Full-service Event management and Live TV Producer

- Clients included: ABC Television Networks, AEG Live, AT&T Wireless, AT&T Broadband, Brighton Accessories, Carlson Marketing, Caribiner, Coachella Festival, FastChannel Network, Global Media, Infiniti, Jones Radio Network, Leegin Leather (Tony Lama, Brighton accessories), Lion Brand Yarns, Mazda, Motion Picture and Television Fund, MTV, Nielsen Publications, Netflix, Nissan, Penske Corp., Radio & Records National Convention, Stagecoach Festival, Unlimited Hydroplane Racing Association, Video Business Awards, VH-1, Vindicator, and others.
- Venue, concert, festival and event consulting providing budgets, talent buying, accounting, settlement, and logistic services

**Columbia Meadows Amphitheater**

**Portland, OR**

**2005 to 2008**

**Partner**

- 30,000 capacity open field amphitheater
- Van's Warped Tour, KUFO Rockfest, Jack Johnson, Grateful Dead and KUPL Countryfest.
- Responsible for all risk management, accounting and settlements
- Provides for significant donations to County Fair, 4-H programs, and various other community-based programs.

**WF Leopold Management**

**Los Angeles, CA**

**1994 – 1999**

**Tour Accountant, Promoter**

Tour promoter and accountant for Melissa Etheridge. Showed a 30% growth in live revenue while managing Melissa's tours. I was responsible routing, negotiating and securing venue contracts, risk management, merchandising rights, ticketing, ticketing deals, and settling all of the live touring expenses and accounting. Created tour budgets, cash flow projections, settling live engagements, overseeing merchandise sales, coordinating the filing and payment of local, state and international taxes for Leopold Management clients, including Melissa Etheridge, Dave Koz, and David Lanz.

**Corporate Event Productions**

**Seattle, WA**

**1989 – 1995**

**Owner**

An event production service provider for a myriad of different companies and governmental agencies. Clients included Al Haymon, Avalon Attractions, Bite of Seattle, Eric/Chandler Presents, Double Tee, Pace Theatrical, Bill Graham Presents, Cloud9, Michael Schivo, Monqui Presents, Cellular One, and others.

- Produced Fox TV Special celebrating the opening of the Hard Rock Hotel in Las Vegas

97 Prospect Avenue  
Walla Walla, WA 99362





**Left Bank Mgmt./10<sup>th</sup> St. Ent.**  
**President/COO**

**Los Angeles**

**2000 – 2006**

Artist management included: Bee Gees, Blondie, Yes, Heart, GO GO's, Clint Black, INXS, Duran Duran, Meat Loaf, Cranberries, Motely Crue among others. My focus included general corporate management, spearheading the divestiture of the record company Beyond Music, streamline the Company's operations and procedures and oversee any special music-entertainment projects to which the Company was interested in engaging in. Left Bank Management-renamed 10<sup>th</sup> Street Entertainment defined itself from other artist management companies by being the first to incorporate sophisticated methods of defining and communicating with an artist's target audience. It invested in its own infrastructure to directly influence and impact areas vital to the success of artists' career. The Company employs department managers that focus on areas covering marketing, radio promotion, publicity, international, licensing, merchandising, research, internet & new media. Left Bank partnered with DDB Needham advertising to form "Strategic Record Research" that was an industry's first to provide broad based analytical analysis for the recording industry.

**Gateway Pacific**  
**Co-Founder & Principal**

**Seattle, WA**

**1994 – Present**

Gateway Pacific, an investment banking firm, specializes in financing, merger, acquisition of private middle market companies and consulting early-stage companies in developing effective operational business management teams and execution plans.

**National Securities Corp.**  
**VP of Research**

**Seattle, WA**

**1990 – 1994**

**Kidder Peabody & Company**  
**Investment Banker**

**Seattle, WA**

**1986 – 1990**

**Management III**  
**Management/Tour Director**

**Los Angeles, CA**

**1978 – 1985**

Hired as an associate with Jerry Weintraub/Management III and the original Concerts West organization. Worked with Jerry's recording artists under management John Denver & Neil Diamond. (JW also managed Karen Carpenter, Bob Dylan and Frank Sinatra.) Represented Concert West in the US tour management for Eric Clapton and Moody Blues. Responsibilities included routing of tours, overseeing marketing, promotion, tour advancing and day of show management and financial settlement of concert shows. Concerts West and Management III dissolved in the mid-eighties. Jerry Weintraub went on to concentrate on movie productions.

#### **EDUCATION**

University of Oregon (Lundquist College of Business) BA/Business Management 1971 – 1975

#### **PERSONAL REFERENCES**

Allen Kovac – CEO at Better Noise Music/Tenth Street Entertainment, Allen@betternoise.com 646-249-4464

Dell Keehn – Partner at Weatherly and Gateway Pacific Investment Bankers, DEK12@isomedia.com, 425-503-9866

ATTACHMENT A

CITY OF WALLA WALLA REQUEST FOR PROPOSALS

VETERANS MEMORIAL GOLF COURSE  
OPERATION & MANAGEMENT

PROPOSAL RESPONSE CERTIFICATION

May 10, 2021

DATE

The undersigned, as Proposer, declares that they have read the Request for Proposals, and that the following proposal is submitted on the basis that the undersigned, the company, and its employees or agents, shall meet, or agree to, all specifications contained therein.

Scott Daggatt

Name of Proposer

*Scott Daggatt*

Scott Daggatt (May 10, 2021 14:39 PDT)

Signature of Proposer

President

Title

W3 Entertainment Inc

Name of Firm

97 Prospect Ave

Street Address

Walla Walla WA 99362

City, State, Zip

206-730-9000

Phone

scott@w3concerts.com

E-mail Address

Washington

State of Incorporation

86-3053265

Tax ID Number



**Office of the President**  
**Walla Walla Community College**

500 Tausick Way  
Walla Walla, WA 99362-9267  
Phone: 509/527.4274  
Fax: 509/527.4249

To Whom It May Concern:

Walla Walla Community College occupies a unique place in the communities it serves. A primary aspect of its mission is to promote economic development by partnering with local businesses, employers, state, county, and municipal agencies, and others. Furthermore, such partnerships often serve the purpose of providing opportunities for WWCC students to learn in a real-world work environment. This benefits the students, the community partners, the College, and the community/region in general.

Walla Walla Community College has been in a series of conversations about such partnership with W3 Entertainment, and with Scott Daggatt and Ken Deans, the Principals of W3. Their proposed venture offers myriad opportunities for students in programs as varied as Culinary, Enology & Viticulture, Turf Management, and Irrigation. WWCC looks forward to the opportunity to partner with W3 to serve its students and community in accordance with the WWCC mission.

Sincerely,

Chad Emerson Hickox, Ph.D  
President  
Walla Walla Community College  
[Chad.Hickox@wwcc.edu](mailto:Chad.Hickox@wwcc.edu)  
509.730.3756



**REQUEST FOR PROPOSALS (RFP)**

**CITY OF WALLA WALLA, WASHINGTON  
FOR  
OPERATION AND MANAGEMENT OF  
VETERANS MEMORIAL GOLF COURSE**



**ISSUE DATE:** March 22, 2021

**DUE DATE FOR PRIORITY CONSIDERATION:** May 12, 2021 at 2:00 p.m., Pacific Time

**DELIVERY INSTRUCTIONS:** The proposal must be electronically (pdf) submitted

**ADDRESSED AS FOLLOWS:**

Andy Coleman  
Parks & Recreation Director  
City of Walla Walla  
acoleman@wallawallawa.gov

**Subject: Veterans Memorial Golf Course Proposal**

**TABLE OF CONTENTS**

## **SECTION 1 - INSTRUCTIONS TO PROPOSERS**

1.1	SCOPE OF WORK .....	3
1.2	VETERANS MEMORIAL GOLF COURSE BACKGROUND & INFORMATION .....	4
1.2.1	RESTAURANT AND BANQUET FACILITIES .....	4
1.2.2	EASEMENTS ON GOLF COURSE PROPERTY.....	4
1.3	STRUCTURES & FACILITIES.....	4
1.3.1	CLUBHOUSE .....	4
1.3.2	DRIVING RANGE.....	4
1.3.3	MAINTENANCE SHOP.....	4
1.3.4	CART STORAGE .....	5
1.3.5	STORAGE BUILDING .....	5
1.3.6	PUMP HOUSE.....	5
1.3.7	CART RENTAL SHED STORAGE .....	5
1.3.8	ADDITIONAL ISSUES WITH EXISTING STRUCTURES AND FACILITES.....	5
1.3.9	IRRIGATION SYSTEM .....	5
1.3.10	WATER USAGE .....	5
1.4	EQUIPMENT .....	5
1.4.1	GOLF CARTS .....	5
1.4.2	PRO SHOP INVENTORY .....	6
1.5	TAXES, REVENUE, AND OPERATING EXPENSES .....	6
1.5.1	WASHINGTON STATE LEASHOLD EXCISE TAX .....	6
1.6	MISCELLANEOUS BACKGROUND INFORMATION .....	6
1.6.1	UTILITY COSTS.....	6
1.6.2	INSURANCE .....	6
1.6.3	SNOW REMOVAL .....	6
1.6.4	PROFIT & LOSS STATEMENTS.....	6
1.6.5	ANNUAL ROUNDS HISTORY .....	6
1.6.6	MEMBERSHIPS.....	6
1.6.7	CURRENT CONTRACT .....	6
1.6.8	KEY EVENTS.....	7
1.7	PROPOSAL SUBMISSION .....	7
1.7.1	MANDATORY PROPOSERS MEETING .....	7
1.8	REQUEST FOR PROPOSAL SCHEDULE .....	7
1.9	INQUIRES .....	7
1.10	INTERPRETATION, CORRECTIONS, OR CHANGES IN RFP BY ADDENDUM .....	7
1.11	REJECTION OF PROPOSALS .....	7
1.12	AWARD OF AGREEMENT.....	8
<b>SECTION 2 - INSTRUCTIONS FOR PREPARING PROPOSALS.....</b>		<b>8</b>
2.1	GENERAL.....	8
2.2	COVER LETTER .....	8
2.3	PROPOSAL SUBMITTAL AND OUTLINE.....	8
2.4	PROPOSAL REQUIREMENTS AND SELECTION CRITERIA .....	8
2.5	EXPERIENCE AND MANAGEMENT PLAN.....	9
2.6	FINANCIAL CAPACITY AND REFERENCES .....	10
<b>SECTION 3 - EVALUATION PROCESS.....</b>		<b>10</b>
3.1	EVALUATION PROCESS AND CRITERIA.....	10
<b>SECTION 4 - GENERAL CONTRACTUAL TERMS AND CONDITIONS .....</b>		<b>11</b>
4.1	CITY COUNCIL APPROVAL .....	11
4.2	NO REIMBURSEMENT OF COSTS OR EXPENSES BY RESPONDENTS .....	11
<b>ATTACHMENT A</b>	<b>PROPOSAL RESPONSE CERTIFICATION .....</b>	<b>12</b>
<b>ATTACHMENT B</b>	<b>LEASED AREA MAP.....</b>	<b>13</b>
<b>ATTACHMENT C</b>	<b>PROPOSED AGREEMENT WITH W3 ENTERTAINMENT .....</b>	<b>14</b>
<b>ATTACHMENT D</b>	<b>WATER USAGE AND COST HISTORY .....</b>	<b>22</b>
<b>ATTACHMENT E</b>	<b>EQUIPMENT AND COSTS .....</b>	<b>25</b>
<b>ATTACHMENT F</b>	<b>PROFIT AND LOSS STATEMENTS.....</b>	<b>28</b>
<b>ATTACHMENT G</b>	<b>ANNUAL ROUNDS REPORT.....</b>	<b>34</b>
<b>ATTACHMENT H</b>	<b>CURRENT RATE SCHEDULE .....</b>	<b>36</b>

## SECTION 1 - INSTRUCTIONS TO PROPOSERS

### 1.1 SCOPE OF WORK

#### **Project Description:**

Walla Walla is located in the southeast portion of Washington State with a service area population of 50,000. The City seeks to enter into a twenty-five (25) month operating agreement with a private individual or entity that will perform the services identified in this RFP. The City's intention is to identify an operator to fulfill the current operator's final 25-months of their (Early-Repass, LLC) contract. The contract was initially scheduled to end December 31, 2023, but at the request Early-Repass, LLC the contract will end 11/30/21. At the conclusion of the 25-month period, there is potential, to extend the contract with the selected individual/entity.

City Council has asked staff to engage the citizens of Walla Walla regarding the future of Veterans Memorial Golf Course. This public engagement process is schedule to take place in 2022. City Council feels this process is important in order to assure that this facility is meeting the community needs after seventy-two years in operation. Following the public engagement process Veterans Memorial Golf course could be partially repurposed, entirely repurposed, or remain unchanged.

This Request for Proposal (RFP) is issued by the City of Walla Walla, Parks & Recreation Department. The purpose of this RFP is to solicit proposals from qualified proposers to operate, maintain, and manage Veterans Memorial Golf Course. The City is seeking an operator that has experience and knowledge in operating golf courses, is financially stable, and shows strength in customer service and employee performance. The winning proposer will begin negotiations to enter into a twenty-five (25) month operating agreement with the City. Proposer may also have the potential to renew the operating agreement for an additional multi-year period if the City Council decides to continue golf course operation.

It is the goal of the City to continue the safe and efficient operation of the Veterans Memorial Golf Course through December 31, 2023; potentially longer. Thus, the City intends to enter into an agreement with a capable operator that will operate, maintain and manage the Golf Course in accordance with Federal, State, and local laws and the terms set forth in the operating agreement. The successful proposer will be responsible for the day-to-day operation of the Golf Course Property and will be responsible for its full-time operation.

All proposers shall submit, as part of their bid proposals, an Operational Management Plan, setting out how they propose to operate, maintain, and manage the Golf Course property.

The intent of this RFP is to award a contract in the form of an operating agreement to the responsive proposer whose bid conforms to the requirements of this RFP and is most advantageous to the City, based on the City's evaluation criteria in **Section 3**.

#### **Project Expectations:**

This RFP contains instructions governing the requirements for a proposal and includes the proposal format, the material to be included with the proposal, and how the entire proposal is to be submitted to the City of Walla Walla for consideration. This RFP also addresses the requirements that proposers must meet to be eligible for consideration, as well as, addressing proposer responsibilities.

Proposers assume responsibility for comprehending the entire RFP. If clarification is desired, it is the responsibility of the proposer to submit questions, in writing, to the City Official listed in this RFP. It is the proposer's responsibility to ensure that all procedures and requirements of the RFP are accurately followed and appropriately addressed. The proposer should carefully read the entire RFP before submitting a proposal.



## **1.2 Veterans Memorial Golf Course Background & Information**

The Golf Course Property is an 18-hole public regulation golf course with a driving range. The entire golf course property consists of approximately 130 acres, as shown on the attached map and incorporated by reference as Attachment B.

The Golf Course was established in 1948 and was operated, managed, and maintained by the City until 1996. The City leased the Golf Course Property to WE-MAN Golf Inc, from 1996 until their lease ended in 2013. In 2014 Early-Repass Golf, LLC was awarded the current ten-year (10) operation, management, and maintenance contract. Note that the length of the contract was recently reduced by twenty-five (25) months.

The Veterans Memorial Golf Course contract is managed by the City's Parks & Recreation Department. The course is a classic designed par 72 golf course with three sets of tees that play 5,403 yards to 6,646 yards from the back tees.

### **1.2.1 Restaurant and Banquet Facilities**

The pro shop building includes banquet, restaurant, and bar facilities. Restaurant operations have not existed on-site in over ten years. There is a small café that is operated by the current operator. All facilities are available to proposers to operate. Proposers are asked to outline, in their proposal, specific thoughts on types of food and beverage to be offered if awarded the contract.

### **1.2.2 Easements on Golf Course Property**

There are two Union Pacific Railroad easements on the property. Annual easement payments are currently paid by the City. There is a public pathway that borders the southern portion of the course adjacent to Highway 12. There is an easement for a cell tower that is located just off the 10<sup>th</sup> tee box by the irrigation pump house. Cell tower lease payments are made to the City.

## **1.3 Structures and Facilities**

### **1.3.1 Clubhouse**

The ADA accessible clubhouse is 8,500 square feet on two floors and encompasses the pro shop, offices, bathrooms, locker rooms, café, restaurant, bar, and cart storage. The Clubhouse was renovated about 17 years ago and the interior and exterior of the building are in adequate condition. The clubhouse roof was replaced in 2019. The Pro Shop provides ample floor, counter and wall space to display merchandise and service customers. In the rear of the Pro Shop is a room that currently serves as office space for golf staff. Next to the pro shop is an area that has been used as a café. The lower floor of the clubhouse building includes locker rooms, storage room and cart storage.

### **1.3.2 Driving Range**

The driving range is located just west of hole #1 tee box. The City recently entered into an agreement to lease the driving range to W3 Entertainment, LLC for the purpose of hosting concerts and other such events on this site. The selected operator will sublease the driving range from W3 Entertainment, LLC (see Attachment C for proposed agreement). When events are not taking place on this site the property will function as a driving range. It is expected that the golf course operator will cooperate and enter into agreement with W3 Entertainment, LLC for use of the driving range and other golf course facilities to support concerts and other such events.

### **1.3.3 Maintenance Shop**

A new 3,750 square foot maintenance shop was built in 2017. This facility includes an office, breakroom and restroom.

#### **1.3.4 Cart Storage**

The golf cart storage building has the capacity to store approximately 32 golf carts. The building has interior wiring and outlets to accommodate chargers for electric carts.

#### **1.3.5 Storage Building**

A storage building, located between tee #1 and the driving range, provides approximately 900 square feet of covered secure storage. The building does not have power located in it.

#### **1.3.6 Pump House**

The building houses the existing pump station and is in good condition.

#### **1.3.7 Cart Rental Shed Storage**

There are 5 metal buildings for cart rental storage. There are 76 cart storage units in the 5 buildings that are located west of the #1 tee. Power is available for cart charging in each space. These buildings are functional; however, are dated and in need of repair/replacement.

#### **1.3.8 Additional Issues with Existing Structures and Facilities**

The clubhouse building upstairs is dated but functional. The building layout does not lend itself to an efficiently staffed bar and restaurant. The roof was replaced in 2019 and much of the HVAC system was also replaced in 2019. Utility expenses are the responsibility of the operator.

The clubhouse basement is functional but in need of paint and other minor improvements. The current operator uses little of this space.

There are two on-course restrooms. One is a pit-toilet that was constructed in 2017 and the other is a standard restroom that has some recent improvements.

#### **1.3.9 Irrigation System**

The irrigation system was installed in 2006 and is in good repair. It is a Toro valve-in-head (VIH) irrigation system with SitePro central controller.

The debt on the irrigation system is paid for by a surcharge on all rounds of golf. The irrigation surcharge is \$1 for a 9-hole round and \$2 for an 18-hole round. All surcharges are collected by the operator and passed on with sales tax to the City. In 2024, the irrigation system debt will be paid in full; therefore, ending surcharges to golfers.

#### **1.3.10 Water Usage:**

Water is supplied by City of Walla Walla domestic water. Usage and costs from 2019 and 2020 are attached as Attachment D.

### **1.4 Equipment**

The City will lease certain golf course maintenance equipment to the operator. Attachment E shows a current replacement schedule for maintenance vehicles the City owns; contributions are a requirement of the operator. The Vehicle Replacement Charges for 2021 are \$64,783 paid over 12 months. The operator will be responsible for routine maintenance (replacing belts, cleaning mower decks, sharpening blades, changing oil, etc) and other work will be performed by the City's Fleet Maintenance Division and will be billed out on a per hour basis through 2023. The 2021 hourly charge by the Fleet Maintenance Division is \$125, however, is subject to adjustment for future years. The operator shall be solely responsible for providing all other maintenance equipment necessary to operate the golf course.

#### **1.4.1 Golf Carts**

The operator shall be solely responsible for providing all golf carts necessary to operate the golf course.

#### **1.4.2 Pro Shop Inventory**

The operator shall acquire any and all equipment, supplies and inventory necessary to operate the Pro Shop.

### **1.5 Taxes, Revenue, and Operating Expenses**

The operator shall be required to pay all operating expenses, including utilities and taxes, if applicable.

#### **1.5.1 Washington State Leasehold Excise Tax**

The operator will be required to pay State Leasehold Excise Tax. This tax is measured by contract rent, i.e. the amount paid for use of public property. Contract rent includes cash payments made to or on behalf of the lessor, any rents paid by sub-lessees, and expenditures by lessee for improvements to the property which inure to the owner. The current Washington State Leasehold Excise Tax is 12.84% of rent paid. The excise tax is paid to the City and the City pays the Washington State Department of Revenue.

### **1.6 Miscellaneous background information**

#### **1.6.1 Utility Costs**

The operator is responsible for all utility costs (electrical, water, gas, storm water, sanitation collection, etc.) associated with the operation of the golf course and structures.

#### **1.6.2 Insurance**

The operator must maintain an insurance policy with the following minimum coverage limits; \$2 million per occurrence, \$2 million general aggregate and \$1 million products and completed operations aggregate. The City of Walla Walla must be included as an additional insured.

#### **1.6.3 Snow Removal**

The City is responsible for snow removal in the parking lot.

#### **1.6.4 Profit & Loss Statements**

Please find the Profit & Loss Statements provided by the current operator in Attachment F for 2018, 2019 and 2020.

While proposers should be aware of revenues generated by the golf course, it must be recognized that current revenues are not considered by the City to be predictive of future revenue. Nor are current revenues to be considered as a guarantee by the City of any possible future revenue stream. Accordingly, the approximate current revenue figures serve as a guide for proposers and are provided for informational purposes only.

#### **1.6.5 Annual Rounds History**

The history of rounds played under the current operator are provided in Attachment G for 2014 – 2020.

#### **1.6.6 Memberships**

Most memberships are collected in December for the following year. The winning proposer will assume operation on December 1, 2021 and may immediately collect membership payments for 2022. See attachment H for current rates charged by the current operator.

#### **1.6.7 Current Contract**

For reference only, use the below link to view the current contract the City of Walla Walla holds with Early-Repass, LLC for the operation of Veterans Memorial Golf Course.

[https://wallawallawagov-my.sharepoint.com/:b:/g/personal/acoleman\\_wallawallawa\\_gov/EdIHZJDjFyJMhFKBRoZUDkUBhUdGZqEn6MXPMhIHR6NleQ?e=Vkdrsf](https://wallawallawagov-my.sharepoint.com/:b:/g/personal/acoleman_wallawallawa_gov/EdIHZJDjFyJMhFKBRoZUDkUBhUdGZqEn6MXPMhIHR6NleQ?e=Vkdrsf)

### **1.6.8 Key Events**

The winning proposer shall meet with members of the City within fourteen (14) days of the proposal award. The winning proposer must be prepared to assume full operation of the Golf Course Property on **December 1, 2021**.

### **1.7 Proposal Submission**

Proposal must be electronically transmitted to [acoleman@wallawallawa.gov](mailto:acoleman@wallawallawa.gov) with the title, "Veterans Memorial Golf Course Proposal."

Proposals received after the exact time specified for receipt will not receive priority consideration.

#### **1.7.1 Mandatory Proposers Meeting**

A Mandatory Proposers Meeting (Meeting) will be held for those who desire to submit proposals. The Meeting will be held at the Veterans Memorial Golf Course, 201 E Rees Street, Walla Walla, WA on: **Wednesday, April 7, 2021 at 10:00 a.m., Pacific Time**. The meeting will begin outside the clubhouse, adjacent to the practice green.

NOTE: Proposals will be rejected from any proposer or authorized representative that does not attend or that fails to properly register at the Meeting. The purpose of the Mandatory Proposers Meeting is to provide a structured and formal opportunity for the City to accept questions from proposers regarding this RFP. The Meeting also will provide proposers with an opportunity to view the Golf Course Property. Any revisions to the RFP resulting from the Mandatory Proposers Meeting will be formalized and distributed to attendees as written addendum to the RFP. Answers to deferred questions also will be distributed to attendees as written addendum to this RFP. See section 1.10.

### **1.8 Request for Proposal Schedule**

Below is the anticipated selection schedule.

March 22, 2021	Request for Proposals issued
April 7, 2021	Mandatory Proposers Meeting at 10:00 a.m., Pacific Time
May 12, 2021	Proposals Due for priority review at 2:00 p.m., Pacific Time
May 24, 2021*	Interview top proposers
June 15, 2021*	Begin negotiations with selected proposer
July 15, 2021*	Execute Contract

\*subject to change

### **1.9 Inquiries**

All inquiries concerning this RFP shall be submitted via email in writing **no later than May 9, 2021, at 2:00 p.m., Pacific Time**.

Andy Coleman  
Parks & Recreation Director  
E-mail: [acoleman@wallawallawa.gov](mailto:acoleman@wallawallawa.gov)

### **1.10 Interpretation, Corrections, or Changes in RFP by Addendum**

Any interpretation, correction, or change in the RFP will be made by addendum by the City. Addendums will be posted at <https://www.wallawallawa.gov/services/rfps-bids> by May 10 at 2:00 p.m. (pacific time). Interpretations, corrections, or changes to the RFP made in any other manner will not be binding, and no proposer may rely upon any such interpretation, correction, or change.

### **1.11 Rejection of proposals**

The City in its sole discretion, expressly reserves the right to reject any or all proposals or portions thereof, to reissue a Request for Proposals, and to waive informalities, minor irregularities, discrepancies, and any

other matter or shortcoming. **The City reserves the right to reject any or all proposals, or portions thereof.** The selection of a successful Proposer, if any, will be made based upon which proposal the City determines would best meet its requirements and needs.

#### **1.12 Award of Agreement**

The City shall begin negotiations on an operating agreement with the responsible proposer whose proposal will be most advantageous to the City pending successful contract negotiations, if not, contract negotiations will begin with the second-place proposer.

## **SECTION 2 - INSTRUCTIONS FOR PREPARING PROPOSALS**

### **2.1 General**

To aid in the evaluation process, it is required that all responses comply with the items and sequence as presented in paragraph 2-3, RFP Response Outline. Paragraph 2-3 outlines the minimum requirements and packaging for the preparation and presentation of a response. Failure to comply may result in rejection of the proposal. The proposal should be specific and complete in every detail, prepared in a simple and straightforward manner.

### **2.2 RFP Proposal**

Submit an electronic copy via email to [acoleman@wallawallawa.gov](mailto:acoleman@wallawallawa.gov).

### **2.3 Cover Letter – Maximum of two (2) pages**

The proposal cover letter shall be attached to the front of the proposal and shall include the following information/statements:

1. Identify the lead individual(s) and key members and describe what makes your team uniquely qualified for operation and management of Veterans Memorial Golf Course.
2. State the number of years your organization has been continuously engaged in business. **(Proposers are required to have a minimum of five (5) years' experience from the date of this RFP, providing the services offered in the proposer's proposal, to be eligible for participation in this RFP.)**
3. Include the contact person for the solicitation process and the person's phone, and email information.

### **2.4 Proposal Requirements and Selection Criteria – Maximum of fifteen (15) pages**

To provide objective criteria that can be used in determining various firms' abilities, the City requests that you address the following items in the order presented, taking no more than fifteen (15) pages to do so. Cover letter and attachments (section 2.6 and others) do not count towards the fifteen (15) page proposal limit. Pages shall be typed on 8-½" x 11" and in font size no smaller than 11 with margins no smaller than 0.75". Any proposal exceeding fifteen (15) pages, not including the cover letter and attachments, will be rejected as non-conforming.

Each proposer shall submit written answers to the following inquiries:

- a. How many years has your organization been in business under its present business name?
- b. Under what other or former names has your organization operated?
- c. If your organization is a corporation, provide the following information: date of corporation; State of incorporation; president's name; vice president's name; secretary's name; and Treasurer's name.
- d. If the organization is a partnership, provide the following information: date of organization; type of partnership; and name(s) of general partner(s).
- e. If your organization is individually owned, provide the following information: date of organization; and name of owner.
- f. Within the past five (5) years, has any officer or principal of your organization ever served as an officer or principal of another organization when it failed to complete a contract?

- g. Are there any judgments, claims, arbitration proceedings, or lawsuits pending or outstanding against your organization or its officers?
- h. Has your organization ever failed to complete any contract awarded to it?
- i. Has your organization filed any lawsuits or requested arbitration with regard to any contracts within the last five (5) years?
- j. Has any owner made a claim against you, which has resulted in arbitration or litigation with the past five (5) years?
- k. Has your organization or any of its officers or owners ever been convicted of a crime, or are they presently the target of any criminal or administrative investigation?
- l. Has your organization or any of its officers or owners ever been disqualified, suspended, or debarred from a contract with any Federal, State, or local government entity?

If the answer to any questions “h” through “l” is yes, please provide details as an attachment. This attachment will not count towards your fifteen (15) page proposal limit.

## **2.5 Experience and Management Plan**

Each proposer shall also describe in detail its expertise in providing golf course management services for projects similar in size and scope to Veterans Memorial Golf Course, including:

- a. A description of all golf courses the proposer has managed, including size, number of rounds played, and location for each course; and
- b. The beginning and ending dates of each management contract or lease associated with each golf course listed in “a” above.

### **1. Brief Description of the Firm – 5 points**

Describe lead firm’s legal structure. Describe your team’s areas of expertise, length of time in business, number of employees, office locations, and other information that helps to characterize the team. Provide the name, title, address, email address and telephone number of the primary contact. List key sub-consultant team names, roles and responsibilities.

### **2. General Manager’s Experience – 15 points**

Identify the General Manager who will be responsible for this project. List the General Manager’s relevant experience and similar work including references.

### **3. Personnel Organizational chart for the proposed team - 25 points**

Describe the project team including name and office location of key personnel including sub-consultants, if any are proposed. Describe key personnel’s proposed roles and responsibilities on this project, and relevant related experience. Provide separate, individual resumes of professional staff who will have assigned and specific duties on the project. PGA Pro and USGCSA professional staff are important licenses for key staff members. Do not provide resumes of corporate personnel that will not be directly associated with completion of this project. Professional resumes will not be counted in the proposal page restriction.

### **4. Technical Proposal – 40 points**

In this section, the proposer shall provide an Operational Management Plan which describes in detail its plans and approach to management and operation of the golf course; pro-shop operations, food & beverage service, grounds maintenance, capital improvements, service requirements, youth golf, instructional programs, etc.

The proposer’s Operational Management Plan should identify and fully detail the following: potential number of employees; required qualifications for all specific positions; proposed hours of operation and months of operation; a suggested fee schedule for all services, memberships, and course usage; customer service, including internet-based tee-time reservations and pace of play improvement strategies; equipment and maintenance schedules; plans for the pro shop; proposed plans for improvements; marketing strategies; and plans and marketing ideas that benefit the golf



course operation. With respect to a fee schedule, the Operator in its Operational Management Plan shall propose all applicable fees, which will be subject to the City's review and ultimate approval. Fees should be comparable to those charged by other public golf courses in the area.

## **2.6 FINANCIAL CAPACITY AND REFERENCES**

The proposer shall provide proof of its financial capacity and capabilities to undertake and successfully carry out its responsibilities of the proposal. To satisfy this requirement, the proposer shall submit the following with its proposal:

- a. The name and address of the proposer's bank, chief banking representative handling the proposer's account, and the proposer's federal employer information number (FEIN number);
- b. Certified financial statements, including applicable notes, reflecting the proposer's assets, liabilities, net worth, revenues, expenses, profit or loss, and cash flow for the most recent calendar year or the proposer's most recent fiscal year; or
- c. If a certified financial statement is not available, then either a reviewed or compiled statement from an independent accountant setting forth the same

In sum, the proposer's response to this Section of the RFP should be designed to convince the City that the proposer's detailed plans and proposed approach to performing the requirements under the Operating Agreement are realistic, attainable, and appropriate and that the proposer's proposal will lead to successful performance.

## **5. References, Relevant and Directly Related Project Experience Descriptions - 15 points**

List the last three (3) public golf course clients of the same or similar size for whom you have performed similar work for or with. For each project noted, include the name, address, phone number, and email address of a person at that entity that can be contacted regarding your performance. Provide brief previous project experience summaries.

Submit one pdf electronic copy of your proposal by the stated deadline for priority review to:

Andy Coleman  
Parks & Recreation Director  
acoleman@wallawallawa.gov

Subject: Veterans Memorial Golf Course Proposal

Deadline for priority review: **May 12, 2021 at 2:00 p.m., Pacific Time**

Proposals received after the deadline will not receive priority consideration. Proposals that are not responsive to the RFP content requirements noted above may not be considered.

## **SECTION 3 - EVALUATION PROCESS**

### **3.1 EVALUATION PROCESS AND CRITERIA**

Proposals received that conform to the proposal instructions will be evaluated by the Selection Committee, which may select a number of those proposals, conduct reference checks and may invite the firms with the prevailing proposals to be interviewed. If more than one proposer is considered to be a finalist, the Selection Committee will select the firm judged to be best suited to accomplish the project scope and recommend that the City negotiate a contract with that firm.

## **SECTION 4 - GENERAL CONTRACTUAL TERMS AND CONDITIONS**

### **4.1 CITY COUNCIL APPROVAL**

This Agreement will be subject to approval by the City Council, and, if such approval is not granted, this agreement shall be void and neither party shall have any further obligations or liabilities hereunder.

### **4.2 NO REIMBURSEMENT OF COSTS OR EXPENSES BY RESPONDENTS**

The City will not reimburse or otherwise compensate any person or firm for the costs and expenses incurred by such person or firm in responding to this request.

**ATTACHMENT A**

CITY OF WALLA WALLA REQUEST FOR PROPOSALS

**VETERANS MEMORIAL GOLF COURSE  
OPERATION & MANAGEMENT**

PROPOSAL RESPONSE CERTIFICATION

\_\_\_\_\_  
DATE

The undersigned, as Proposer, declares that they have read the Request for Proposals, and that the following proposal is submitted on the basis that the undersigned, the company, and its employees or agents, shall meet, or agree to, all specifications contained therein.

\_\_\_\_\_  
Name of Proposer

\_\_\_\_\_  
Tax ID Number

\_\_\_\_\_  
Signature of Proposer

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name of Firm

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
E-mail Address

\_\_\_\_\_  
State of Incorporation



Attachment B      Golf Course Leased Area





# Attachment C

## **DRAFT SUBLEASE AGREEMENT**

**THIS SUBLEASE AGREEMENT** is dated effective February \_\_, 2021, by and between **W3 ENTERTAINMENT, LLC**, a Washington limited liability company located at 97 Prospect Ave., Walla Walla, WA 9932, hereafter referred to as “W3 Entertainment”, and **EARLY-REPASS GOLF, LLC**, a Washington limited liability company, located at 201 E. Rees Ave., Walla Walla, WA 99362 hereafter referred to as “Early-Repass.”

Whereas, the City of Walla Walla (“the City”) entered into a lease agreement dated July 21, 2013 with Early-Repass to lease the premises commonly known as Veterans Memorial Golf Course;

Whereas, the City and Early-Repass mutually amended the July 21, 2013 lease on February \_\_, 2021, to exclude the premises commonly known as the driving range from the leased premises;

Whereas, W3 Entertainment will lease the driving range from the City on the condition that W3 Entertainment and Early-Repass enter into an agreement permitting Early-Repass to use the driving range for golf purposes when W3 Entertainment is not using it for concerts.

Now therefore, the parties agree as follows:

1. **PREMISES.** Subject to the terms of this Agreement, Early-Repass hereby subleases the real property situated in Walla Walla County, Washington, more particularly described in Exhibit A and hereafter referred to as the “premises.” The premises are located at 209 Par 72 Drive, Walla Walla, WA 99362.

2. **TERM.** The Agreement begins on the Effective Date and continues through October 31, 2021, unless the lease agreement dated July 21, 2013 between Early-Repass and the City of Walla Walla is terminated before October 31, 2021. If the City and Early-Repass agreement is terminated prior to October 31, 2021, then this Agreement will terminate on the date the Early-Repass and City of Walla Walla lease agreement terminates.

3. **USES.** The premises shall be used by Early-Repass for golfing purposes only. Early-Repass acknowledges and understands that W3 Entertainment will use the premises for holding concerts, festivals/fairs, and entertainment events. Both parties agree to comply with all applicable laws, rules and regulations of the state, county, city, and any federal agency.

4. **RENT.** Early Repass shall pay rent in the amount of \$1 for the demised premises payable upon execution of this Agreement. No security deposit is required.

5. PAYMENTS. W3 Entertainment agrees to make the following payments to Early-Repass:

5.1 Compensation for insurance, legal and accounting fees due to concert activity: \$1,500.00 payable on May 1, 2021, provided however, that the parties may modify the amount of payment due under this section if the 2021 concert season is canceled due to government restrictions due to COVID-19.

5.2 Compensation for water usage in the maintenance of the driving range: \$1,500.00 payable on May 1, 2021, unless acceptable arrangements have been made directly with the City of Walla Walla.

5.3 Compensation for closure of the driving range during repair or concert setup: \$250.00 per day payable five (5) days after the end of closure.

5.4 Compensation for day-of-concert closure and day-of-concert clubhouse rental: \$2,000.00 payable five (5) days after the concert date. Clubhouse rental includes exclusive use of the snack & back bar, banquet room, and patio areas on concert day. W3 Entertainment will provide Early-Repass with a copy of its banquet permit and event insurance with Early-Repass being a named as an additional insured at the Walla Walla City specification requirements.

6. EARLY-REPASS OBLIGATIONS. Early-Repass covenants and agrees to the following:

6.1 Maintain the driving range area including irrigating and mowing the turf at least weekly, or as needed during slow growth periods.

6.2 Maintain and/or repair irrigation lines and heads. Early-Repass shall be responsible for any damage done to the irrigation system as a result of its normal operation of the driving range.

6.3 Close the driving range for set-up prior to concert date.

6.4 Permit W3 Entertainment daily access to the east cart shed and garages numbered 73 through 100. Early-Repass agrees that the east cart shed and garages numbered 73 through 100 will be solely used by W3 Entertainment.

6.5 Permit W3 Entertainment access to the basement locker room and storage areas with permission from the City of Walla Walla.



7. W3 ENTERTAINMENT OBLIGATIONS. W3 Entertainment covenants and agrees to the following:

7.1 Pay for all supplies necessary for repair and maintenance of the irrigation during the months of concert operation (July 1 – October 31). Early-Repass will submit a maintenance ticket with parts, needs, and cost estimates to W3 Entertainment for approval prior to undertaking any maintenance or repair. In case of emergency, Early-Repass is authorized to take action to address the emergency maintenance or repair. Early-Repass will promptly inform W3 Entertainment of said emergency and submit a repair invoice for approval and payment.

7.2 Provide Early-Repass with a certificate of insurance when the driving range is closed for concert preparation, concert activity, and concert cleanup.

7.3 Maintain fencing and netting. Early-Repass will inform W3 Entertainment promptly if the fencing or netting are damaged during Early-Repass' normal operation of the driving range.

7.4 Confirm that W3 Entertainment staff providing concessions and/or alcohol beverage service will have current Washington State server's permits.

7.5 Clean up after events. Golf course will be cleaned within 24-hours of concert event. Garbage will be removed off site in a timely manner. W3 Entertainment will provide its own containers for all garbage/recycling.

8. NOTICE OF CONCERTS OR GOLF EVENTS. Both parties agree to use best efforts to mutually provide sixty (60) days' prior written notice of a potential concert or golf event. Each party shall have twenty-four (24) hours after written notice is provided to provide the other party with a written notice of refusal for the concert or golf event. Failure to provide said written notice of refusal within time limits waives the party's right of refusal.

9. PROPERTY ACCESS ON CONCERT DAYS. W3 Entertainment will have exclusive access to the following areas on Concert Days:

- 6:00 AM – Basement locker room areas
- 6:00 AM – Clubhouse banquet rooms, adjacent back bar area & deck patio, which may include crew catering, production area, pre-show dressing rooms, VIP area
- 3:00 PM – Early-Repass will shut down golf club shop and snack bar
- 3:30 PM – Early-Repass will have golfers cleared from course and upper parking lot cleared of all vehicles.

10. INSURANCE. Both parties shall, at their sole expense, obtain and maintain uninterrupted coverage against damage to persons or property incurred by their activities on the premises. Such liability coverage shall include protection against bodily injury, property damage, and personal injury. W3 Entertainment's insurance shall also include liquor liability coverage if and when alcohol is provided or sold. The insurance policies shall be in such amounts and with deductibles and exclusions as are reasonably acceptable to the other party, which shall not exceed limits and exclusions required of W3 Entertainment by the City. Each party shall name the other as an additional insured on the policy and will provide to the other party copies of the policies required by this section. The parties may not cancel or make material changes to their respective policies without providing notice to the other party of the cancellation or material change at least ten days before the cancellation or material change becomes effective. .

11. INDEMNIFICATION. W3 Entertainment shall defend, indemnify, and hold harmless Early-Repass, its agents and employees against any and all claims, of any kind whatsoever, arising out of injury, loss, or damage that occurs at or arises from an event held on the premises by, at the direction, or with the consent of W3 Entertainment or in the course or as a result of activities undertaken on the property by, at the direction, or with the consent of W3 Entertainment. Such defense and indemnification shall include without limitation any and all claims for personal or bodily injury, including death, and any and all claims for property loss or damage. Such defense and indemnification shall include without limitation all judgments, settlements, costs, and attorney's fees. Such defense and indemnification shall not include claims for injury, loss or damage caused by or resulting from the sole or shared negligence of Early-Repass or an intentional act committed by Early-Repass, its agents or employees.

Early-Repass shall defend, indemnify, and hold harmless W3 Entertainment, its agents and employees against any and all claims, of any kind whatsoever, arising out of injury, loss, or damage that occurs at or arises on the premises from its operation of the driving range for golf purposes, by, at the direction, or with the consent of Early-Repass or in the course or as a result of activities undertaken on the property by, at the direction, or with the consent of Early-Repass. Such defense and indemnification shall include without limitation any and all claims for personal or bodily injury, including death, and any and all claims for property loss or damage. Such defense and indemnification shall include without limitation all judgments, settlements, costs, and attorney's fees. Such defense and indemnification shall not include claims for injury, loss or damage caused by or resulting from the sole or shared negligence of the W3 Entertainment or an intentional act committed by W3 Entertainment, its agents or employees.

12. DESTRUCTION OF PROPERTY. In the event the premises are damaged or destroyed by fire or other casualty, not the fault of Early-Repass, to an extent that a portion of the premises becomes untenantable, the parties shall use the proceeds of the insurance to repair and restore the premises. In the event the proceeds from W3 Entertainment's insurance are not sufficient to pay for the repair to the structure, W3 Entertainment shall have the option to either complete the repairs at its expense or to terminate this Agreement without any further liability to Early-Repass. In the event the premises are damaged through the negligent acts or omissions of Early-Repass, it shall be responsible for the repair or reconstruction of the premises.

13. CONDEMNATION. In the event a public authority takes all or any portion of the premises for public use, to the extent it renders operations by either party impractical or infeasible, then this Agreement shall terminate, as of the date of such taking.

14. ASSIGNMENT. Early-Repass and W-3 Entertainment may not assign all or any part of this lease or sublet any portion of the premises.

15. DEFAULT. In the event that either party fails to perform any act required by this Agreement or if either party does any act prohibited by this Agreement, this shall constitute a default. In addition, if W3 Entertainment defaults on its lease with the City of Walla Walla, then that default will be considered an event of default under this section.

15.1 If the default consists of a breach other than the failure to pay money, either party shall have fifteen (15) days after the service of the notice of default in which to cure the default, provided however if the default is one which cannot be cured within fifteen days, either party will not be in default if it promptly undertakes a cure and diligently pursues the cure thereafter.

15.2 As a precondition to pursuing any remedy for an alleged default, the non-defaulting party shall give written notice of the default to the defaulting party. Each notice of default shall specify the default and the intended remedy. The notices shall be personally delivered or sent by first class mail, postage prepaid. A notice which is mailed shall be deemed to be delivered the day following the date upon which it is deposited for mailing.

15.3 Time is of the essence of this lease and for each and every covenant or condition which must be performed hereunder.

16. REMEDIES. Following notice of default as required by the terms of this lease, if any default remains uncured after the grace period provided, in addition to the other rights and remedies provided by law, the non-defaulting party shall have the following remedies, which may be resorted to alternatively or cumulatively:

16.1 Without terminating this Agreement, the non-defaulting party shall be entitled to recover from the defaulting party any amounts due hereunder or any damages arising from the breach of any of the terms or conditions of this lease.

16.2 The non-defaulting party, it may elect to terminate this Agreement and any and all claims or rights arising under this Agreement, whether such interest or claim is existing or prospective. In the event this Agreement is terminated, all obligations and indebtedness owed to either party arising prior to the date of termination shall survive the termination.

16.3 W3 Entertainment may re-enter the premises and take possession and remove any persons and property by legal action. Such re-entry by W3 Entertainment shall not

terminate this Agreement or release Early-Repas from any obligation under the lease.

17. TERMINATION. If W3 Entertainment's lease agreement with the City of Walla Walla terminates during the term of this Agreement, this Agreement will automatically terminate as of the date of the W3 Entertainment/City of Walla Walla lease agreement termination. Either party may terminate this Agreement upon thirty (30) days' written notice of termination to the other party.

18. WAIVER. No waiver of any default shall constitute a waiver of any other breach or default, whether of the same or any other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by either party shall give the other party any contractual right by custom, estoppel, or otherwise. The subsequent acceptance of rent shall not constitute a waiver of any preceding default by the Lessee other than the default on the payment of that particular rental payment, regardless of the Lessor's knowledge of the preceding breach at the time of accepting the rent. Acceptance of rent or other payment after termination shall not constitute a reinstatement, extension or renewal of the lease, or a revocation of any notice or other act of the Lessor.

19. ATTORNEY FEES. If either party brings any action or proceeding to enforce, protect or establish any right or remedy under this lease, the prevailing party shall be entitled to recover reasonable attorney fees as well as court costs. Arbitration is an action or proceeding for the purposes of this provision.

20. GENERAL CONDITIONS.

20.1 ADDRESSES. Any notices required or permitted to be given under the terms of this lease, shall be directed to the parties at the following addresses, or at such other address as the party may designate in writing prior to the giving of such notice:

W3 Entertainment:	W3 Entertainment, LLC 97 Prospect Ave. Walla Walla, WA 99362
-------------------	--

Early-Repas:	Early-Repas Golf, LLC 201 E. Rees Ave. Walla Walla, WA 99362
--------------	--

20.2 GOVERNING LAW/VENUE. This agreement shall be governed by the laws of the State of Washington. Any action or proceeding seeking to enforce any provision of or based upon any right arising out of this agreement shall be brought in the courts of the State of Washington. Venue shall be in Walla Walla County.

20.3 CAPTIONS. The captions and table of contents of the various paragraphs are for the convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content or intent of this lease or of any part or parts of the lease.

20.4 SUCCESSORS. Each covenant and condition of this lease shall be binding upon and inure to the benefit of the successors, assigns, and transferees of the respective parties.

20.5 AUTHORITY. The persons executing and delivering this lease on behalf of the respective parties, each represent and warrant that they are duly authorized to do so and that the execution of this lease is the voluntary act of the person on whose behalf they purport to act.

20.6 INDEPENDENT CONTRACTOR. This lease is not intended, and should not be construed, to create a relationship of agent, servant, employee, joint venture, or association between W3 Entertainment or Early-Repass, or any of their employees, agents, contractors, or vendors. Early-Repass shall at all times be considered an independent contractor under this agreement.

20.7 INVALIDITY. If any provision of this lease is held to be invalid or unenforceable, all other provisions shall nevertheless continue in full force and effect.

20.8 CONSENT. Whenever the consent or approval of a party to this lease is required to be given by the terms of this lease to the other party, such consent or approval shall not be unreasonably withheld or delayed.

Dated effective as of the date set forth above.

W3 ENTERTAINMENT, LLC

EARLY-REPASS GOLF, LLC

BY: \_\_\_\_\_  
Scott Daggatt, Member

BY: \_\_\_\_\_  
Chris Repass, Member

## EXHIBIT A

### DIAGRAM OF DRIVING RANGE AREA





# Attachment D

**Irrigation Meter** 201 Rees L/S

<b>Date</b>	<b>Total Consump. Gal</b>	<b>Water Base</b>	<b>Water Consumpiton</b>
12/21/2020	0	770.60	5,578.82
11/19/2020	561,470	770.60	10,758.38
10/18/2020	2,564,810	770.60	9,260.01
9/20/2020	8,517,290	770.60	5,578.82
8/23/2020	16,425,010	770.60	10,758.38
7/20/2020	14,137,420	770.60	9,260.01
6/21/2020	6,596,070	770.60	4,320.43
5/22/2020	4,149,480	770.60	2,717.91
4/19/2020	4,946,290	770.60	3,239.82
3/23/2020	365,650	770.60	239.50
3/4/2020	0	-	-
2/24/2020	0	-	-
1/27/2020	0	-	-
12/20/2019	0	-	-
11/22/2019	47,560	44.26	30.53
10/21/2019	2,217,460	752.50	1,423.61
9/23/2019	4,547,360	752.50	2,919.41
8/26/2019	15,088,130	752.50	9,686.58
7/22/2019	12,326,640	752.50	7,913.70
6/24/2019	10,059,340	752.50	6,458.10
5/20/2019	3,801,020	618.13	2,440.25
4/30/2019	0	-	-
4/22/2019	0	-	-
3/25/2019	0	-	-
2/25/2019	0	-	-
1/28/2019	0	-	-
		\$ 12,130.89	\$ 92,584.26

**Club House****201 E Rees****Total Consump.****Water****Sewer**

<b>Date</b>	<b>Gal</b>	<b>Water Base</b>	<b>consumption</b>	<b>Sewer Base</b>	<b>Consumption</b>
12/21/2020	3,010	52.10	1.97	16.80	-
11/19/2020	2,939	52.10	1.93	16.80	-
10/19/2020	4,936	52.10	3.25	16.80	-
9/21/2020	5,050	52.10	3.31	16.80	
8/24/2020	11,381	52.10	7.45	16.80	11.91
7/20/2020	6,127	52.10	4.01	16.80	0.32
6/22/2020	5,924	52.10	3.88	16.80	-
5/22/2020	2,321	52.10	1.52	16.80	-
4/20/2020	729	52.10	0.48	16.80	-
3/23/2020	3,853	52.10	2.52	16.80	-
2/24/2020	2,698	52.10	1.77	16.80	-
1/27/2020	2,952	51.89	1.93	16.73	-
12/20/2019	2,167	50.90	1.39	16.40	-
11/22/2019	4,376	50.90	2.81	16.40	-
10/21/2019	23,553	50.90	15.12	16.40	37.81
9/23/2019	27,419	50.90	17.60	16.40	46.13
8/26/2019	32,211	50.90	20.68	16.40	56.44
7/22/2019	28,363	50.90	18.21	16.40	48.16
6/24/2019	31,780	50.90	20.40	16.40	55.51
5/20/2019	29,083	50.90	18.67	16.40	49.71
4/22/2019	36,503	50.90	23.43	16.40	65.68
3/25/2019	32,445	50.90	20.83	16.40	56.94
2/25/2019	31,298	50.90	20.09	16.40	54.48
1/28/2019	40,279	50.63	25.70	16.34	73.54
		\$ 1,235.52	\$ 238.95	\$ 398.27	\$ 556.63

**Maintanance Shed**    201 B E Rees

<b>Date</b>	<b>Total Consump. Gal</b>	<b>Water Base</b>	<b>Water consumption</b>	<b>Sewer Base</b>	<b>Sewer Consumpition</b>
12/21/2020	0	-	-	-	-
11/20/2020	339		0.22		-
10/19/2020	4,876	25.80	3.19	16.80	-
9/21/2020	3,784	25.80	2.48	16.80	-
8/24/2020	5,770	25.80	3.78	16.80	-
7/20/2020	4,867	25.80	3.19	16.80	-
6/22/2020	4,843	25.80	3.17	16.80	-
5/22/2020	4,611	25.80	3.02	16.80	-
4/20/2020	4,385	25.80	2.87	16.80	-
3/23/2020	4,952	25.80	3.24	16.80	-
2/24/2020	0	-	-	-	-
1/27/2020	0	-	-	-	-
12/20/2019	0	-	-	-	-
11/22/2019	501	1.48	0.32	0.96	-
10/21/2019	3,703	25.20	2.46	16.40	-
9/23/2019	3,839	25.20	2.46	16.40	-
8/26/2019	6,414	25.20	4.12	16.40	0.93
7/22/2019	5,319	25.20	3.41	16.40	-
6/24/2019	8,595	25.20	5.52	16.40	-
5/20/2019	20,569	25.20	13.21	16.40	31.39
4/22/2019	11,542	25.20	7.41	16.40	11.96
3/25/2019	1,380	7.20	0.89	4.69	-
2/25/2019	11	-	-	-	-
1/28/2019	0	-	-	-	-
		\$    391.48	\$    64.96	\$    254.85	\$    44.28

# Attachment E

Division Name	Unit #	FA #	Purchase Year	Description	Manufacture	Model	Purchase Cost	In-Service Date	Replacement Cycle (Yrs)	Current Reserve	Current Set Aside
Golf	11639	05676 T#05421	2010	TRI-PLEX GREENS MOWER, RED (310000761)	Toro	GM310	\$ 25,180	2010	12	\$ 17,290	\$ 4,064
Golf	11715	09323 T#6419	2019	ROTARY CONTOUR MOWER, RED (404601582)	Toro	4300-D	\$ 60,047	2019	10	\$ 10,026	\$ 2,861
Golf	11700	N/A	2016	POWER SAND/BUNKER RAKE (5163)	Smithco	Super Star	\$ 17,835	2016	10	\$ 35,234	\$ 3,252
Golf	11701	N/A	2016	UTILITY VEHICLE (SS1079)	Smithco	Super Star 1500	\$ 30,000	2016	10	\$ 18,108	\$ 3,732
Golf	11716	09329 T#6420	2019	LEAF / DEBRIS BLOWER, TRLR MTD (403062429)	Toro	Pro Force	\$ 8,525	2019	10	\$ 11,722	\$ -
Golf	11703	08128 T#05975	2016	FAIRWAY MOWER W/ AWD KIT, RED (316001117)	Toro	5510-D	\$ 64,270	2016	10	\$ 27,995	\$ 7,995
Golf	11704	08179 T#05976	2016	FAIRWAY MOWER W/ AWD KIT, RED (316001164)	Toro	5510-D	\$ 64,270	2016	10	\$ 27,995	\$ 7,995
Golf	11705	08129 T#05977	2016	TRI-PLEX GREENS MOWER, RED (316000447)	Toro	GM3510-Q	\$ 31,132	2016	8	\$ 26,650	\$ 5,025
Golf	11706	08130 T#05978	2016	TRI-PLEX GREENS MOWER, RED (316000455)	Toro	GM3510-Q	\$ 31,132	2016	8	\$ 26,395	\$ 5,025
Golf	11707	08293 T#06039	2016	HD UTILITY VEHICLE, ORANGE, 4X2 (1222221100002544)	Jacobsen	Truckster	\$ 25,560	2016	10	\$ 19,419	\$ 2,984
Golf	11708	08275 T#06039	2016	LD UTILITY VEHICLE, GREEN (1M0TURFJVGM111436)	John Deere	Gator TX	\$ 8,446	2016	12	\$ 7,281	\$ 933
Golf	11709	08315 T#06040	2016	LD UTILITY VEHICLE, GREEN (1M0TURFJVGM111467)	John Deere	Gator TX	\$ 8,446	2016	12	\$ 7,281	\$ 933
Golf	11710	08269 T#06023	2016	AERATOR MACHINE, RED (31600832)	Toro	Procore	\$ 25,600	2016	12	\$ 5,656	\$ 2,828
Golf	11711	08328 T#06050	2016	66" CORE HARVESTER / AERATOR, ORANGE (434712701657)	Jacobsen	Core Harvester	\$ 6,798	2016	15	\$ 1,511	\$ 661
Golf	11712	08667 T#06178	2017	ROUGH AREA MOWER, RED (401230230)	Toro	4500D	\$ 71,000	2017	10	\$ 14,944	\$ 6,112
Golf	11713	09017 T#06295	2018	SPIN GRINDER (24747)	Bernhard	Express Dual 4000	\$ 39,837	2018	20	\$ -	\$ -
Golf	11714	09018 T#06296	2018	BEDKNIFE GRINDER (24748)	Bernhard	Anglemaster 4000	\$ 19,760	2018	20	\$ -	\$ -

Division Name	Unit #	FA #	Purchase Year	Description	Manufacture	Model	Purchase Cost	In-Service Date
Golf	11702	08124 T#05062	2016	ROUGH AREA ROTARY MOWER (PURCHASED USED - 2011 MODEL) (30857-311000217)	Toro	4500-D	\$ 23,000	2016

Division Name	Unit #	FA #	Purchase Year	Description	Annual Rent	Monthly Rent
Golf	11639	05676 T#05421	2010	TRI-PLEX GREENS MOWER, RED (310000761)	\$ 2,782	\$ 232
Golf	11715	09323 T#6419	2019	ROTARY CONTOUR MOWER, RED (404601582)	\$ 7,469	\$ 622
Golf	11700	N/A	2016	POWER SAND/BUNKER RAKE (5163)	\$ 2,219	\$ 185
Golf	11701	N/A	2016	UTILITY VEHICLE (SS1079)	\$ 3,732	\$ 311
Golf	11716	09329 T#6420	2019	LEAF / DEBRIS BLOWER, TRLR MTD (403062429)	\$ 1,060	\$ 88
Golf	11703	08128 T#05975	2016	FAIRWAY MOWER W/ AWD KIT, RED (316001117)	\$ 7,995	\$ 666
Golf	11704	08179 T#05976	2016	FAIRWAY MOWER W/ AWD KIT, RED (316001164)	\$ 7,995	\$ 666
Golf	11705	08129 T#05977	2016	TRI-PLEX GREENS MOWER, RED (316000447)	\$ 4,540	\$ 378
Golf	11706	08130 T#05978	2016	TRI-PLEX GREENS MOWER, RED (316000455)	\$ 4,540	\$ 378
Golf	11707	08293 T#06039	2016	HD UTILITY VEHICLE, ORANGE, 4X2 (1222221100002544)	\$ 3,179	\$ 265
Golf	11708	08275 T#06039	2016	LD UTILITY VEHICLE, GREEN (1M0TURFJVGM111436)	\$ 933	\$ 78
Golf	11709	08315 T#06040	2016	LD UTILITY VEHICLE, GREEN (1M0TURFJVGM111467)	\$ 933	\$ 78
Golf	11710	08269 T#06023	2016	AERATOR MACHINE, RED (31600832)	\$ 2,828	\$ 236
Golf	11711	08328 T#06050	2016	66" CORE HARVESTER / AERATOR, ORANGE (434712701657)	\$ 661	\$ 55
Golf	11712	08667 T#06178	2017	ROUGH AREA MOWER, RED (401230230)	\$ 8,832	\$ 736
Golf	11713	09017 T#06295	2018	SPIN GRINER (24747)	\$ 3,398	\$ 283
Golf	11714	09018 T#06296	2018	BEDKNIFE GRINDER (24748)	\$ 1,686	\$ 140

Summary by Fund

Row Labels	Values	
	Sum of Annual Rent	Sum of Monthly Rent
Golf	\$ 64,783	\$ 5,399



Early - Repass Golf LLC  
**Profit & Loss**  
January through December 2018

Attachment F

	<u>Jan - Dec 18</u>
Ordinary Income/Expense	
Income	
4000 · Golf	
4005 · Adult 9	65,774.52
4010 · Adult 18	69,885.65
4015 · Senior 9	28,773.66
4020 · Senior 18	45,021.97
4025 · Young Adult 9	25,392.17
4030 · Young Adult 18	10,253.57
4035 · Junior 9	3,662.21
4040 · Junior 18	2,730.98
4045 · Twilight	0.00
4050 · Punchcard 9 Hole	3,640.98
4055 · Punchcard 18 Hole	1,786.04
Total 4000 · Golf	<u>256,921.75</u>
4100 · Golf Annuals	
4110 · Annual - Adults	42,003.65
4120 · Annual - Seniors	93,050.45
4130 · Annual - Young Adults	3,685.92
4140 · Annual - Juniors	909.08
4150 · Annual - Shed Rentals	23,999.12
4160 · Annual - Trail Fees	1,028.47
4170 · Golf - Annuals Refunds	-2,000.00
Total 4100 · Golf Annuals	<u>162,676.69</u>
4200 · Shop Sales	
4210 · Merchandise	0.00
4250 · Golf Carts / Rentals	96,880.50
4200 · Shop Sales - Other	98,710.50
Total 4200 · Shop Sales	<u>195,591.00</u>
4300 · Restaurant	
4310 · Food	23,803.26
4320 · Pop/Snacks/Candy	15,840.73
4330 · Beer	53,865.55
4340 · Wine	776.43
4350 · Liquor	14,737.00
4360 · Room Rental	2,089.07
4370 · Deposits (net)	183.66
Total 4300 · Restaurant	<u>111,295.70</u>
Total Income	<u>726,485.14</u>
Cost of Goods Sold	
5100 · Cost of Golf Merchandise	45,834.92
5200 · Cost of Food, Snacks & Liquor	52,284.82
Total COGS	<u>98,119.74</u>
Gross Profit	<u>628,365.40</u>

# Early - Repass Golf LLC

## Profit & Loss

January through December 2018

Jan - Dec 18

<b>Expense</b>	
66000 · Payroll Expenses	16.50
66900 · Reconciliation Discrepancies	-64.78
7000 · Payroll & payroll taxes	
7010 · Salaries & wages	284,150.40
7030 · Payroll taxes	36,710.19
7040 · Employee Benefits	15,669.55
Total 7000 · Payroll & payroll taxes	336,530.14
7100 · Vehicle Replacement Expense	39,328.08
7110 · Equipment expense & maintenance	13,724.83
7120 · Repair & Maintenance	2,502.03
7135 · Cart lease	36,646.68
7140 · Supplies	27,930.25
7150 · Fuel	14,864.52
7160 · Water	38,025.41
7170 · Utilities & telephone	
7171 · Utility Reimbursement	-432.46
7170 · Utilities & telephone - Other	32,196.32
Total 7170 · Utilities & telephone	31,763.86
7200 · Advertising	2,929.92
7210 · Insurance	11,085.00
7220 · Office expenses & postage	157.15
7230 · Legal & accounting	1,178.50
7240 · Interest Expense	5,023.11
7250 · Visa & Bank service charges	14,046.20
7270 · Dues & subscriptions	1,665.87
7310 · Other Business Taxes	593.58
7320 · State B&O taxes	3,475.97
7330 · Business licenses	2,281.00
7400 · Depreciation expense	189.49
7500 · Chemicals	24,111.25
Total Expense	608,004.56
Net Ordinary Income	20,360.84
<b>Other Income/Expense</b>	
<b>Other Income</b>	
8100 · Interest income	3.80
8400 · Insurance proceeds	2,654.23
Total Other Income	2,658.03
Net Other Income	2,658.03
Net Income	23,018.87

# Early - Repass Golf LLC

## Profit & Loss

January through December 2019

	Jan - Dec 19
Ordinary Income/Expense	
Income	
4000 · Golf	
4005 · Adult 9	58,201.95
4010 · Adult 18	66,658.82
4015 · Senior 9	27,470.20
4020 · Senior 18	48,138.17
4025 · Young Adult 9	25,403.21
4030 · Young Adult 18	13,636.41
4035 · Junior 9	2,967.96
4040 · Junior 18	2,048.72
4045 · Twilight	0.00
4050 · Punchcard 9 Hole	3,581.25
4055 · Punchcard 18 Hole	2,736.43
Total 4000 · Golf	250,843.12
4100 · Golf Annuals	
4110 · Annual - Adults	37,920.08
4120 · Annual - Seniors	92,051.37
4130 · Annual - Young Adults	5,564.73
4140 · Annual - Juniors	532.59
4150 · Annual - Shed Rentals	22,488.55
4160 · Annual - Trail Fees	543.61
4170 · Golf - Annuals Refunds	-1,382.00
Total 4100 · Golf Annuals	157,718.93
4200 · Shop Sales	
4210 · Merchandise	0.00
4250 · Golf Carts / Rentals	91,439.87
4200 · Shop Sales - Other	95,059.83
Total 4200 · Shop Sales	186,499.70
4300 · Restaurant	
4310 · Food	21,477.63
4320 · Pop/Snacks/Candy	15,934.26
4330 · Beer	52,855.19
4340 · Wine	1,903.59
4350 · Liquor	13,359.05
4360 · Room Rental	3,879.70
4370 · Deposits (net)	206.62
Total 4300 · Restaurant	109,616.04
Total Income	704,677.79
Cost of Goods Sold	
5100 · Cost of Golf Merchandise	48,780.54
5200 · Cost of Food, Snacks & Liquor	52,716.04
Total COGS	101,496.58
Gross Profit	603,181.21
Expense	

Early - Repass Golf LLC  
**Profit & Loss**  
January through December 2019

	<u>Jan - Dec 19</u>
66000 · Payroll Expenses	0.00
66900 · Reconciliation Discrepancies	-491.14
7000 · Payroll & payroll taxes	
7010 · Salaries & wages	266,642.61
7030 · Payroll taxes	36,198.95
7040 · Employee Benefits	2,063.73
Total 7000 · Payroll & payroll taxes	<u>304,905.29</u>
7100 · Vehicle Replacement Expense	61,874.34
7110 · Equipment expense & maintenance	7,783.21
7120 · Repair & Maintenance	1,265.95
7135 · Cart lease	36,646.68
7140 · Supplies	19,975.47
7150 · Fuel	15,369.47
7160 · Water	35,342.07
7170 · Utilities & telephone	30,615.61
7200 · Advertising	1,316.50
7210 · Insurance	21,102.81
7220 · Office expenses & postage	174.80
7230 · Legal & accounting	1,563.81
7240 · Interest Expense	5,542.61
7250 · Visa & Bank service charges	14,215.39
7270 · Dues & subscriptions	1,622.66
7310 · Other Business Taxes	648.39
7320 · State B&O taxes	3,401.86
7330 · Business licenses	2,276.00
7400 · Depreciation expense	94.24
7500 · Chemicals	12,951.35
Total Expense	<u>578,197.37</u>
Net Ordinary Income	<u>24,983.84</u>
Net Income	<u><u>24,983.84</u></u>

# Early - Repass Golf LLC

## Profit & Loss

January through December 2020

	Jan - Dec 20
<b>Ordinary Income/Expense</b>	
Income	
4000 · Golf	
4005 · Adult 9	61,320.39
4010 · Adult 18	75,008.16
4015 · Senior 9	26,821.36
4020 · Senior 18	52,830.68
4025 · Young Adult 9	21,639.52
4030 · Young Adult 18	18,142.30
4035 · Junior 9	3,725.99
4040 · Junior 18	12,191.05
4045 · Twilight	0.00
4050 · Punchcard 9 Hole	3,466.46
4055 · Punchcard 18 Hole	3,480.21
Total 4000 · Golf	278,626.12
4100 · Golf Annuals	
4110 · Annual - Adults	52,937.54
4120 · Annual - Seniors	112,777.77
4130 · Annual - Young Adults	6,262.65
4140 · Annual - Juniors	555.56
4150 · Annual - Shed Rentals	20,252.55
4160 · Annual - Trail Fees	1,983.45
Total 4100 · Golf Annuals	194,769.52
4200 · Shop Sales	
4210 · Merchandise	0.00
4250 · Golf Carts / Rentals	101,292.09
4200 · Shop Sales - Other	110,318.29
Total 4200 · Shop Sales	211,610.38
4300 · Restaurant	
4310 · Food	16,984.29
4320 · Pop/Snacks/Candy	15,450.77
4330 · Beer	57,309.86
4340 · Wine	354.45
4350 · Liquor	14,000.51
4360 · Room Rental	573.92
4370 · Deposits (net)	0.00
Total 4300 · Restaurant	104,673.80
Total Income	789,679.82
Cost of Goods Sold	
5100 · Cost of Golf Merchandise	45,044.30
5200 · Cost of Food, Snacks & Liquor	55,060.89
Total COGS	100,105.19
Gross Profit	689,574.63

# Early - Repass Golf LLC

## Profit & Loss

January through December 2020

Jan - Dec 20

<b>Expense</b>	
66000 · Payroll Expenses	234.00
66900 · Reconciliation Discrepancies	-153.02
7000 · Payroll & payroll taxes	
7010 · Salaries & wages	294,367.29
7030 · Payroll taxes	40,508.70
7040 · Employee Benefits	487.20
Total 7000 · Payroll & payroll taxes	335,363.19
7100 · Vehicle Replacement Expense	64,788.00
7110 · Equipment expense & maintenance	8,460.59
7120 · Repair & Maintenance	6,516.06
7135 · Cart lease	37,431.28
7140 · Supplies	33,168.36
7150 · Fuel	10,907.95
7160 · Water	42,529.57
7170 · Utilities & telephone	29,253.48
7200 · Advertising	1,435.00
7210 · Insurance	16,536.41
7220 · Office expenses & postage	84.30
7230 · Legal & accounting	4,617.00
7240 · Interest Expense	2,742.25
7250 · Visa & Bank service charges	15,977.00
7270 · Dues & subscriptions	2,499.11
7310 · Other Business Taxes	1,356.88
7320 · State B&O taxes	3,744.52
7330 · Business licenses	1,720.00
7500 · Chemicals	17,078.54
Total Expense	636,290.47
Net Ordinary Income	53,284.16
Other Income/Expense	
Other Income	
9200 · Grant Income	59,500.00
Total Other Income	59,500.00
Net Other Income	59,500.00
Net Income	112,784.16



# Attachment G VETERANS MEMORIAL GOLF COURSE ANNUAL ROUNDS 2014 - 2020

2014					YOUNG	YOUNG			ANNUAL	TOTALS
MONTH	ADULT 9	ADULT 18	SENIOR 9	SENIOR 18	ADULT 9	ADULT 18	JUNIOR 9	JUNIOR 18	ROUNDS	
JANUARY	69	22	51	32	9	6	1	0	455	645
FEBRUARY	94	49	19	2	12	4	2	4	373	559
MARCH	297	163	69	67	46	124	23	1	793	1583
APRIL	397	252	145	89	169	68	185	8	888	2201
MAY	554	450	218	211	150	33	52	12	1127	2807
JUNE	714	633	235	334	102	41	231	11	963	3264
JULY	511	486	167	249	170	45	24	29	1049	2730
AUGUST	503	506	185	244	126	39	32	8	1122	2765
SEPTEMBER	449	463	141	234	88	34	10	3	977	2399
OCTOBER	273	250	155	134	137	16	2	1	893	1861
NOVEMBER	85	56	48	26	23	102	2	0	438	780
DECEMBER	<u>33</u>	<u>23</u>	<u>11</u>	<u>14</u>	<u>10</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>337</u>	<u>429</u>
TOTALS	3979	3353	1444	1636	1042	513	564	77	9415	22023
2015										
JANUARY	50	18	38	15	13	7	2	0	554	697
FEBRUARY	163	76	88	60	207	18	8	2	783	1405
MARCH	329	206	151	144	94	25	36	1	1042	2028
APRIL	395	284	152	121	148	34	256	9	1039	2438
MAY	524	553	188	236	164	154	67	4	1167	3057
JUNE	573	732	187	355	233	44	24	10	976	3134
JULY	488	587	137	203	133	44	40	7	1074	2713
AUGUST	330	399	131	169	113	50	35	4	832	2063
SEPTEMBER	386	359	208	284	95	34	18	1	947	2332
OCTOBER	230	258	103	124	223	14	16	2	952	1922
NOVEMBER	58	39	28	35	167	1	2	1	482	813
DECEMBER	<u>25</u>	<u>8</u>	<u>22</u>	<u>3</u>	<u>17</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>325</u>	<u>400</u>
TOTALS	3551	3519	1433	1749	1607	425	504	41	10173	23002
2016										
JANUARY	69	18	28	15	19	0	8	0	542	699
FEBRUARY	161	47	91	75	267	12	17	1	885	1556
MARCH	176	93	144	47	131	12	94	13	835	1545
APRIL	422	350	177	171	237	57	217	17	955	2603
MAY	509	544	200	256	105	201	29	82	1020	2946
JUNE	570	685	222	327	152	22	33	5	950	2966
JULY	510	629	237	240	111	59	44	87	1006	2923
AUGUST	536	392	224	209	132	16	48	6	1052	2615
SEPTEMBER	284	414	182	242	70	15	13	2	943	2165
OCTOBER	124	110	129	82	127	74	7	0	657	1310
NOVEMBER	90	50	86	27	126	6	13	0	660	1058
DECEMBER	<u>19</u>	<u>16</u>	<u>23</u>	<u>7</u>	<u>4</u>	<u>1</u>	<u>8</u>	<u>0</u>	<u>190</u>	<u>268</u>
TOTALS	3470	3348	1743	1698	1481	475	531	213	9695	22654
2017										
JANUARY	4	0	1	0	1	0	0	0	31	37
FEBRUARY	48	57	28	26	110	0	3	1	289	562
MARCH	136	77	73	46	123	31	80	1	606	1173
APRIL	237	190	150	101	294	100	184	4	775	2035
MAY	491	336	282	234	288	60	14	21	991	2717
JUNE	462	660	340	250	397	109	28	5	1067	3318
JULY	478	356	263	300	265	96	67	2	1118	2945
AUGUST	380	413	221	241	198	111	25	10	1065	2664
SEPTEMBER	283	283	236	300	152	68	18	6	1038	2384
OCTOBER	180	101	167	150	278	36	11	3	845	1771
NOVEMBER	51	27	54	28	30	4	3	0	579	776
DECEMBER	<u>7</u>	<u>15</u>	<u>16</u>	<u>2</u>	<u>1</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>206</u>	<u>250</u>
TOTALS	2757	2515	1831	1678	2137	618	433	53	8610	20632

2018					YOUNG	YOUNG					ANNUAL	
MONTH	ADULT 9	ADULT 18	SENIOR 9	SENIOR 18	ADULT 9	ADULT 18	JUNIOR 9	JUNIOR 18	ROUNDS	TOTALS		
JANUARY	48	24	11	17	16	11	1	0	400	528		
FEBRUARY	133	29	49	20	288	11	9	0	570	1109		
MARCH	193	114	123	76	253	76	141	2	812	1790		
APRIL	321	208	152	170	236	63	136	4	886	2176		
MAY	536	397	259	377	310	81	31	43	1032	3066		
JUNE	584	699	265	357	213	139	61	151	924	3393		
JULY	460	281	268	248	233	76	33	8	1012	2619		
AUGUST	438	314	213	290	232	64	39	15	901	2506		
SEPTEMBER	377	354	271	324	242	76	29	5	961	2639		
OCTOBER	195	72	229	148	249	90	13	0	706	1702		
NOVEMBER	78	22	41	13	31	12	6	0	494	697		
DECEMBER	<u>42</u>	<u>31</u>	<u>29</u>	<u>4</u>	<u>143</u>	<u>11</u>	<u>2</u>	<u>0</u>	<u>486</u>	<u>748</u>		
TOTALS	3405	2545	1910	2044	2446	710	501	228	9184	22973		
2019					YOUNG	YOUNG					ANNUAL	
MONTH	ADULT 9	ADULT 18	SENIOR 9	SENIOR 18	ADULT 9	ADULT 18	JUNIOR 9	JUNIOR 18	ROUNDS	TOTALS		
JANUARY	43	11	11	7	28	16	2	0	467	585		
FEBRUARY	19	10	6	1	11	0	2	0	66	115		
MARCH	103	33	60	29	61	26	13	1	339	665		
APRIL	248	139	157	148	304	263	88	7	768	2122		
MAY	419	341	229	288	373	172	138	52	971	2983		
JUNE	566	563	282	376	239	86	30	24	993	3159		
JULY	560	358	292	280	253	70	49	8	1091	2961		
AUGUST	398	370	231	350	300	91	46	47	1101	2934		
SEPTEMBER	246	200	216	362	136	47	10	2	817	2036		
OCTOBER	164	232	131	171	275	18	7	1	744	1743		
NOVEMBER	72	57	75	47	31	19	0	1	691	993		
DECEMBER	<u>57</u>	<u>19</u>	<u>22</u>	<u>14</u>	<u>12</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>420</u>	<u>546</u>		
TOTALS	2895	2333	1712	2073	2023	810	385	143	8468	20842		
2020					YOUNG	YOUNG					ANNUAL	
MONTH	ADULT 9	ADULT 18	SENIOR 9	SENIOR 18	ADULT 9	ADULT 18	JUNIOR 9	JUNIOR 18	ROUNDS	TOTALS		
JANUARY	30	27	23	25	21	4	0	0	519	649		
FEBRUARY	160	46	59	34	55	24	15	1	672	1066		
MARCH	166	51	71	85	219	22	39	3	786	1442		
APRIL	0	0	0	0	0	0	0	0	0	0		
MAY	327	250	168	192	156	128	38	6	1179	2444		
JUNE	429	474	253	330	202	219	63	14	1432	3416		
JULY	553	549	239	381	195	178	99	237	1497	3928		
AUGUST	551	461	290	361	338	194	151	475	1423	4244		
SEPTEMBER	362	308	185	390	249	127	38	4	1196	2859		
OCTOBER	251	375	186	222	183	89	25	7	1008	2346		
NOVEMBER	120	81	65	82	93	34	20	5	849	1349		
DECEMBER	<u>58</u>	<u>30</u>	<u>24</u>	<u>58</u>	<u>30</u>	<u>23</u>	<u>14</u>	<u>0</u>	<u>615</u>	<u>852</u>		
TOTALS	3007	2652	1563	2160	1741	1042	502	752	11176	24595		

# Veterans Memorial Golf Course

## 2021 Fee Schedule

**Daily Rates (March - October 2021)****Adult:**

<b>9 Holes</b>	<b>26.00</b>
----------------	--------------

<b>18 Holes</b>	<b>40.00</b>
-----------------	--------------

**Senior: (62 and over)**

<b>9 Holes</b>	<b>22.00</b>
----------------	--------------

<b>18 Holes</b>	<b>34.00</b>
-----------------	--------------

**Young Adult: (18 to 30)**

<b>9 Holes</b>	<b>15.00</b>
----------------	--------------

<b>18 Holes</b>	<b>24.00</b>
-----------------	--------------

**Junior: (17 and under)**

<b>9 Holes</b>	<b>9.00</b>
----------------	-------------

<b>18 Holes</b>	<b>15.00</b>
-----------------	--------------

**Twilight Rates (Mar. - Oct. 1:00 PM)****Adult:**

<b>Golf</b>	<b>30.00</b>
-------------	--------------

<b>with cart</b>	<b>42.00</b>
------------------	--------------

**Senior: (62 and over)**

<b>Golf</b>	<b>26.00</b>
-------------	--------------

<b>with cart</b>	<b>38.00</b>
------------------	--------------

**Young Adult: (18 to 30)**

<b>Golf</b>	<b>18.00</b>
-------------	--------------

<b>with cart</b>	<b>30.00</b>
------------------	--------------

**Junior: (17 and under)**

<b>Golf</b>	<b>12.00</b>
-------------	--------------

**Range and Power Cart Rates**

<b>Range Balls (Medium)</b>	<b>5.00</b>
-----------------------------	-------------

<b>Range Balls (Large)</b>	<b>10.00</b>
----------------------------	--------------

<b>Power Carts: (9 holes)</b>	<b>9.00</b>
-------------------------------	-------------

<b>Power Carts: (18 holes)</b>	<b>15.00</b>
--------------------------------	--------------

(per rider charges)

<b>Daily Trail Fee</b>	<b>10.00</b>
------------------------	--------------

<b>Rental Pull Carts (9 Holes)</b>	<b>4.00</b>
------------------------------------	-------------

<b>Rental Pull Carts (18 Holes)</b>	<b>6.00</b>
-------------------------------------	-------------

<b>Rental Clubs (9 Holes)</b>	<b>10.00</b>
-------------------------------	--------------

<b>Rental Clubs (18 Holes)</b>	<b>16.00</b>
--------------------------------	--------------

**Ten Play Individual Punch Cards****Adult:**

<b>9 Holes</b>	<b>235.00</b>
----------------	---------------

<b>18 Holes</b>	<b>360.00</b>
-----------------	---------------

**Senior: (62 and over)**

<b>9 Holes</b>	<b>200.00</b>
----------------	---------------

<b>18 Holes</b>	<b>290.00</b>
-----------------	---------------

**Young Adult: (18 to 30)**

<b>9 Holes</b>	<b>135.00</b>
----------------	---------------

<b>18 Holes</b>	<b>210.00</b>
-----------------	---------------

**Junior: (17 and under)**

<b>9 Holes</b>	<b>80.00</b>
----------------	--------------

<b>18 Holes</b>	<b>140.00</b>
-----------------	---------------

## Veterans Memorial Golf Course 2021 Membership Options

Annual Memberships	Total
Adult:	1600.00
Senior: (62 and over)	1200.00
Additional Family Member:	550.00
Young Adult: (18 to 30)	650.00
Additional Family Member:	330.00
Junior: (17 and under)	380.00

This membership is designed for the player who is able to play more than once a week. Annual membership allows play seven days a week. Annual members are required to pay a 1.00 irrigation fee for each round they play.

### Daily Fee Membership

Annual Initiation Fee:	125.00 per player		
Daily Fees:	9 Holes	18 Holes	
Adult: (31 to 61)	20.00	30.00	Mar. - Oct.
	17.00	23.00	Nov. - Feb
Senior: (62 and over)	17.00	25.00	Mar. - Oct.
	14.00	21.00	Nov. - Feb

This membership is designed for the player who is only able to play a few times a month. The rates are nearly 25% off the normal daily rate and you will receive a pass for one complimentary 18 hole round when you pay the annual initiation fee.

### Ten Play Individual Punch Cards

Adult:		Young Adult: (18 to 30)	
9 Holes	235.00	9 Holes	135.00
18 Holes	360.00	18 Holes	210.00
Senior: (62 and over)		Junior: (17 and under)	
9 Holes	200.00	9 Holes	80.00
18 Holes	290.00	18 Holes	140.00

This option is for that player who can only play on an occasional basis. Savings are about 10% off the normal daily rate.

**From:** Nabel Shawa <[nshawa@wallawallawa.gov](mailto:nshawa@wallawallawa.gov)>  
**Sent:** Thursday, September 02, 2021 11:41 AM  
**To:** City Council <[citycouncil@wallawallawa.gov](mailto:citycouncil@wallawallawa.gov)>  
**Cc:** Tim Donaldson <[tdonaldson@wallawallawa.gov](mailto:tdonaldson@wallawallawa.gov)>; Elizabeth Chamberlain <[echamberlain@wallawallawa.gov](mailto:echamberlain@wallawallawa.gov)>  
**Subject:** W3 Corporate Status

Hello City Council,

Questions have been raised concerning W3's corporate status and I'm writing to resolve this and put rumors to rest.

Councilmember Nakonieczny asked: *"Are you aware that W3 Entertainment LLC was voluntarily dissolved on 4/1/21?"*

The answer is yes. W3 Entertainment converted to a Class Corporation and signed the Driving Range lease under that registered corporation (below is a snapshot of the Driving Range lease). Regarding this change in corporate status, City Attorney Donaldson stated *"the change in the organizational structure of the lessee seemed (and is) inconsequential to the lease. The lease was signed by Mr. Daggatt on April 27 as "President of W3 Entertainment, Inc."*

Additionally it has been pointed out that Mr. Daggatt signed the golf course RFP as Co-President rather than President. In earlier conversations with Council, Mr. Daggatt stated he would be in financial control. I have followed up with Mr. Daggatt on this point and his response is below. He is the sole incorporator and registered agent. He has sole control over the assignment of corporate stock. He noted in his response that he and Mr. Deans have split operational duties. Mr. Daggatt is in full financial control of W3 Inc. Additionally, per the lease agreement, he reports on current assignment of stocks and corporate ownership. No stocks have been assigned and he will report any changes to the City. His full response is below, for your review.

Please advise if you have any questions or comments.

Best regards,  
Nabel

DATED: 4/27/2021

(Name)

(Title)

President

Scott Daggatt

State of Washington

County of Walla Walla

This lease agreement was acknowledged before me on 4-27-21,

2020, by Scott Daggatt as President of W3 Entertainment, Inc.



Notary Public for the State of  
Washington residing at Walla Walla

My commission expires: 9-8-2021



Regarding: W3 Entertainment Inc

TAX ID: 86-3053265

UBI #: 604 576 198

Hello Nabel

This is to reply to you about our Corporate Status of W3 Entertainment Inc.



W3 Entertainment Inc converted from its original registration of an LLC to a Washington State "Class" Corporation. We are registered both with the Washington State Secretary of State & Department of Revenue

As the Incorporator I am the authorized signatory for the Company.

I am also the registered agent. Location address: 97 Prospect Ave Walla Walla WA. 99362

We currently have 30 million common shares and 20 million Preferred Shares authorized.

At this time no shares have been issued, but allocation is being discussed and will be forthcoming.

That said: There will be two shareholders myself, Scott Daggatt & Ken Deans. The shares we will issue to ourselves will be common and no more than 3 million (or less) for the two of us. There are no other shareholders at this time. If and when this occurs, we will inform the City of Walla Walla. If the capitalization were to be modified in such a manner that between Ken & I we would no longer have ownership/management control we will notify the City for its approval.

As we (W3) originally a partnership. Since the two of us were originally partners, we have opted to be Co-Presidents as a Corporation. Although this is not common, it also is not unusual. Nordstrom's for example had three Nordstrom brothers as CO- Presidents. Blake Nordstrom passed away suddenly 2 years ago and now it's just Pete & Erik Nordstrom. As Co-Presidents Ken Dean's focus will be managing all venue development and setup, production, day of show management, financial settlements with artists, etc. My focus is business & finance management. Both of us will be collaborating in marketing, artist bookings, sponsorships, etc.

Right now, I am the only authorized signatory. When shares are issued a resolution will be facilitated that will add Ken Deans as an additional signatory.

Thank you

My Very Best

Scott Daggatt

206-730-9000



ar-4367

**Pgs. 142-164**

**City Council - Regular Meeting**

**Meeting Date:** 09/08/2021

**Submitted For:** Jean Teasdale, Finance Department

**Add'l Contributors:**

---

**Information**

**ITEM TITLE:**

Approval of August 2021 Check Register containing check numbers 15167- 15173; 15175-15265; 15367-15552; 15554-15712; and 238-254 totaling \$5,876,911.02.

---

**Attachments**

August 2021 Check Register

---

## Check History City of Walla Walla

Checks: #15167 – 15173 15175 – 15265 15367 – 15552 15554-15712  
#238-254

Dates: 08/01/2021 – 08/31/2021  
Amount: \$5,876,911.02

I, the undersigned do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, and the claim is a just, due, and unpaid obligation against the City of Walla Walla, Washington and I am authorized to authenticate and certify to said claim.

 9/2/2021  
\_\_\_\_\_  
Finance Director

# Monthly Check Register

Check #	Date	Vendor	Description	Amount	Clear
238	8/2/2021	US Bank St Paul	WALWATREV18	362,575.00	Y
239	8/2/2021	Washington Dental Services Inc	Dental Premiums - August 2021	31,375.86	Y
240	8/3/2021	Washington State Department of Licensing	13 org conc pistol licenses, 9 renewal, 2 late fee	438.00	Y
241	8/3/2021	Washington State Department of Revenue	Leasehold tax return Q2	1,899.63	Y
242	8/4/2021	Axiamed	Merchant card services Landfill	250.37	Y
243	8/6/2021	AWC Employee Benefits Trust	AWC Premiums for Medical/Vision - August 2021	301,100.50	Y
244	8/2/2021	Axiamed	Merchant card fee for Landfill	2,848.41	Y
245	8/2/2021	Globalpayments	Merchant Card Services City Hall online	32,731.34	Y
246	8/2/2021	Globalpayments	Merchant Card Services Development Services	2,524.03	Y
247	8/2/2021	Globalpayments	Merchant Card Services City Hall	7,844.96	Y
248	8/10/2021	WorldPay Merchant Services	Merchant card services Landfill	88.15	Y
249	8/10/2021	WorldPay Merchant Services	Merchant card services parks	86.15	Y
250	8/2/2021	Globalpayments	Merchant card services Parks	6,446.06	Y
251	8/27/2021	Washington State Employment Security Department	2nd Qtr 2021 Emp Sec	5,433.62	Y
252	8/27/2021	Washington State Department of Revenue	Excise tax for July 2021	164,240.99	Y
253	8/30/2021	Washington State Department of Licensing	12 concealed pistol licenses; 3 dealer licenses	594.00	N
254	8/30/2021	Washington Dental Services Inc	Dental Premiums - September 2021	30,665.40	N
15167	8/2/2021	Railway Auditing & Management Services Inc.	Permit for ROE Isaacs RRxing	1,500.00	N
15168	8/5/2021	Brian Smith	Travel to Richland 07/12/21 thru 07/16/21	85.00	Y
15169	8/5/2021	David Evans and Associates	TBD9026 Poplar St Reconstruction	22,732.05	Y
	8/5/2021	David Evans and Associates	ST180006 Rose Street Bridge CE	5,409.36	Y
15170	8/5/2021	Leoff Health & Welfare Trust	LEOFF Trust Medical Premiums - Police August 2021	82,946.03	Y
	8/5/2021	Leoff Health & Welfare Trust	LEOFF Trust Medical Premiums - Fire August 2021	96,406.63	Y
15171	8/5/2021	Scott Holbrook	Fuel	200.00	Y
15172	8/5/2021	The Hartford	7/2021 Payroll-Life Insurance	75.48	Y
15173	8/5/2021	1-2-3 Printing Inc	Business Cards - Lisa Wasson-Seilo	37.03	Y
15175	8/5/2021	Arrow International	Medic Supplies - EZ-IO Needles	2,269.98	Y
15176	8/5/2021	Basin Disposal of Washington	Dispatch recycle service	6.21	Y
15177	8/5/2021	Blue Mountain Action Council	Utility Discount Services	150.00	Y
15178	8/5/2021	Blue Mountain Humane Society	July 2021 animal care services - res 2015-106	3,948.24	Y
15179	8/5/2021	Byrnes Oil Company Inc	Service Center diesel (all taxes included)	17,499.00	Y
15180	8/5/2021	Cascade Natural Gas Inc	Natural Gas - 925 Whitman	13.78	Y
	8/5/2021	Cascade Natural Gas Inc	Natural Gas - 55 E Moore	22.73	Y
	8/5/2021	Cascade Natural Gas Inc	Natural Gas - 65 E Moore	38.86	Y
	8/5/2021	Cascade Natural Gas Inc	Gas for dispatch generator 6/15/21 to 7/14/21	13.78	Y
	8/5/2021	Cascade Natural Gas Inc	gas service 6/14/21 - 7/14/21	64.54	Y
	8/5/2021	Cascade Natural Gas Inc	Utility Bill for Fire Station 1	118.51	Y
15181	8/5/2021	Cengage Learning, In	Gale learning database	258.47	N
15182	8/5/2021	CenturyLink	Dispatch breakroom phone service	45.47	Y

	8/5/2021	CenturyLink	Dispatch dial-out modem for CAD	45.48	Y
	8/5/2021	CenturyLink	Station 2 Alarm Line	137.55	Y
	8/5/2021	CenturyLink	Alarm line for the Landfill.	43.82	Y
	8/5/2021	CenturyLink	Station 1 Alarm Line	45.51	Y
	8/5/2021	CenturyLink	Station 1 Fax Line	47.84	Y
	8/5/2021	CenturyLink	Station 1 Router	45.51	Y
	8/5/2021	CenturyLink	WAT phone line	45.51	Y
15183	8/5/2021	CenturyLink	Cloud Fax Enterprise	229.99	Y
15184	8/5/2021	City of Walla Walla	Yard Waste - Drop Box #52	51.51	Y
	8/5/2021	City of Walla Walla	Yard Waste - Drop Box #42	59.98	Y
	8/5/2021	City of Walla Walla	General Waste - Drop Box #82	163.62	Y
	8/5/2021	City of Walla Walla	Compost Grass/Yard Tipping	9.13	Y
	8/5/2021	City of Walla Walla	Compost Grass/Yard Tipping	13.04	Y
	8/5/2021	City of Walla Walla	Compost Grass/Yard Tipping	15.65	Y
	8/5/2021	City of Walla Walla	Compost Grass/Yard Tipping	20.86	Y
	8/5/2021	City of Walla Walla	Compost Grass/Yard Tipping	25.43	Y
	8/5/2021	City of Walla Walla	Compost Grass/Yard Tipping	27.38	Y
	8/5/2021	City of Walla Walla	Compost Grass/Yard Tipping	58.68	Y
	8/5/2021	City of Walla Walla	Compost Grass/Yard Tipping	103.67	Y
	8/5/2021	City of Walla Walla	City of WW LF#09549 07/27/21	24,638.34	Y
	8/5/2021	City of Walla Walla	City of WW LF#09550 07/27/21	937.57	Y
	8/5/2021	City of Walla Walla	City of WW LF#09551 07/27/21	8,704.56	Y
	8/5/2021	City of Walla Walla	Compost Grass/Yard Tipping	11.08	Y
	8/5/2021	City of Walla Walla	Compost Grass/Yard Tipping	22.82	Y
	8/5/2021	City of Walla Walla	July Sweeper Debris	10,227.35	Y
15185	8/5/2021	David J Carter	New engine-03712	19,425.72	Y
15186	8/5/2021	Double J Excavating Inc	LF1902 Landfill Water System	3,747.43	Y
15187	8/5/2021	Downtown Walla Walla Foundation	Summer Concert Series Sponsorship	1,000.00	Y
15188	8/5/2021	Ella B Group LLC	8/7/21 1st Ave Plaza Concert Performance	1,000.00	Y
15189	8/5/2021	Express Services Inc	Temporary employee V Hammill	1,335.92	Y
15190	8/5/2021	Financial Consulting Solutions Group Inc	FCS2020 Utility Financial Planning Update	20,715.00	Y
15191	8/5/2021	First City Solutions, LLC	Performance 1st Ave Concert Series - Rae Gordon	3,500.00	Y
15192	8/5/2021	GeoProfessional Innovation Company	WA2102 Sumach & Sturm Waterline	705.00	Y
	8/5/2021	GeoProfessional Innovation Company	IRRP023 Penrose & Alvarado	2,382.00	Y
15193	8/5/2021	Grassi Refrigeration Inc	Refund - Permit Cancelled	66.00	Y
15194	8/5/2021	H2E Inc	WWTP1904 UV System Integration	7,910.00	Y
15195	8/5/2021	Hughes Fire Equipment Inc	2021Pierce Enforcer Pumper Fire Engine-Res#2021-96	612,859.80	Y
15196	8/5/2021	J-U-B Engineers Inc	wwtp1904 UV Upgrades	18,052.47	Y
	8/5/2021	J-U-B Engineers Inc	WWTP2003 & 2005 Capacity Study & Spring Terrace	9,600.04	Y
15197	8/5/2021	Jim's Precision Fab & Machine LLC	Deck castor wheel	244.38	Y
	8/5/2021	Jim's Precision Fab & Machine LLC	Repair hopper screen	584.35	Y
	8/5/2021	Jim's Precision Fab & Machine LLC	Mower deck motor mount	236.74	Y
	8/5/2021	Jim's Precision Fab & Machine LLC	Repair body hold down brackets-05562	1,177.26	Y
15198	8/5/2021	Jose Deleon III	Sound Engineering 1st Ave Plaza Concert Series 8/7	1,750.00	Y
15199	8/5/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	19.59	Y

	8/5/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	51.53	Y
	8/5/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	97.94	Y
	8/5/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	107.97	Y
	8/5/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	178.38	Y
	8/5/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	242.80	Y
	8/5/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	261.60	Y
	8/5/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	262.74	Y
	8/5/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	540.25	Y
	8/5/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	707.31	Y
	8/5/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	186.52	Y
15200	8/5/2021	Leaf Commercial Capital Inc	Leased copier machines throughout the city	3,234.33	Y
15201	8/5/2021	MBG Cleaning Services	Janitorial service for the HHW area.	205.00	Y
	8/5/2021	MBG Cleaning Services	Janitorial service for the LF office and breakroom	485.00	Y
15202	8/5/2021	Midwest Tape LLC	Adult materials/Marc record	28.79	Y
	8/5/2021	Midwest Tape LLC	Audiobooks/Marc records	92.44	Y
15203	8/5/2021	Mountain Hi Truck and Equipment LLC	Brake light switch-10597	11.38	Y
	8/5/2021	Mountain Hi Truck and Equipment LLC	Mud flap brackets-03498	48.90	Y
15204	8/5/2021	MurraySmith Inc	If1902 Landfill Water Supply Design	1,534.25	Y
15205	8/5/2021	Northwest Solutions Consulting	06.21 Monthly fee for state lobbying services	1,750.00	Y
15206	8/5/2021	Oil Re-Refining Company Inc	Used oil removal	288.90	Y
15207	8/5/2021	Aetna	Ambulance Refund F Clarke III 09/25/20 DOS	537.79	N
15208	8/5/2021	Kate Winters	Refund - Family Pool Pass	130.00	Y
15209	8/5/2021	MODA Health	Ambulance Refund K Catlin 03/24/21 DOS	49.39	N
15210	8/5/2021	United Healthcare AARP	Ambulance Refund R Pepin 08/10/20 DOS	78.64	N
15211	8/5/2021	Virginia Matthews	Ambulance refund V Matthews 03/27/21 DOS	100.00	Y
15212	8/5/2021	Walla Walla County Republicans	Refund - Overpayment on Wildwood Park Shelter Rent	20.00	N
15213	8/5/2021	Gerald Wahl	Refund bus license fee; auto-renewal prior to sale	50.00	Y
15214	8/5/2021	Morris Enological, LLC	Bus License refund - HO moved out of WW	50.00	Y
15215	8/5/2021	Operations Management International Inc	Operations Maint. & Mang. Serv	185,966.60	Y
15216	8/5/2021	Pacific Power Inc	Power - 755 NE Myra Rd Mntm Light	16.47	Y
	8/5/2021	Pacific Power Inc	Power - Park & Howard Sprinkler	12.01	Y
	8/5/2021	Pacific Power Inc	Power - 1530 Dalles Military	16.61	Y
	8/5/2021	Pacific Power Inc	Power - Ft WW Campground	26.53	Y
	8/5/2021	Pacific Power Inc	Power - Ft WW Amphitheater	160.35	Y
	8/5/2021	Pacific Power Inc	Power - Fort Walla Walla	272.97	Y
	8/5/2021	Pacific Power Inc	Power - Misc Parks	2,659.38	Y
	8/5/2021	Pacific Power Inc	Power - Service Center	4,089.54	Y
	8/5/2021	Pacific Power Inc	Power for Street Lights	10,154.72	Y



	8/5/2021	Pacific Power Inc	power - 07/11/21 to 07/13/21	4,443.32	Y
	8/5/2021	Pacific Power Inc	Pike's Peak remote radio site power service	134.05	Y
	8/5/2021	Pacific Power Inc	WAT Well Power Services	5,739.55	Y
	8/5/2021	Pacific Power Inc	Power for Intake and Glen	439.94	Y
15217	8/5/2021	PBS Engineering and Environmental	ST2003 Avery Street Right of Way	3,631.71	Y
	8/5/2021	PBS Engineering and Environmental	IRRP025 Park Street CE Service	38,806.35	Y
15218	8/5/2021	Pikes Peak Towers LLC	Pikes Peak radio site rent from 10/1/21 to 9/30/21	3,600.00	Y
15219	8/5/2021	Pioneer City Oil Inc	Grease/hydraulic oil-stock	2,179.66	N
15220	8/5/2021	Police Legal Sciences Inc	Dispatch training software renewal 8/21-7/22	1,440.00	N
15221	8/5/2021	Port of Walla Walla	Monthly fee for federal represenation	2,000.00	Y
15222	8/5/2021	POW Contracting Inc	IRRP023 Penrose & Alvarado	213,274.50	Y
15223	8/5/2021	Premier Excavation	IRRP025 Park Street - non-taxable	62,247.64	Y
	8/5/2021	Premier Excavation	IRRP025 Park Street - taxable	316,452.31	Y
15224	8/5/2021	Public Safety Testing Inc	17 entry level police exams for recruitment	604.99	Y
15225	8/5/2021	Rotary Club of Walla Walla Inc	Quarterly dues - Shawa	222.00	N
15226	8/5/2021	Summit Law Group PLLC	Legal Fees	2,644.50	Y
	8/5/2021	Summit Law Group PLLC	Wage Analysis	348.50	Y
15227	8/5/2021	Taurus Power & Controls Inc.	Scheduled Standard Field Service	1,089.00	Y
15228	8/5/2021	The Goodyear Tire and Rubber Company	Tires-stock	1,777.50	Y
15229	8/5/2021	True North Emergency Equipment	sw2101 Envirosight Jetscan 2.0 combo kit	14,549.04	Y
15230	8/5/2021	US Bank National Association	July 2021 visa payment	203,279.60	Y
15231	8/5/2021	Washington State Department of Ecology	st180006 Rose St Bridge Replacement SW permit fee	76.93	Y
15232	8/5/2021	Washington State Department of Transportation	wa2102 Sumach & Sturm Water Plans Review	2,640.55	Y
15233	8/5/2021	Walters Upholstery Inc	1st Ave Plaza Stage Sail Pmt 2/2	893.08	Y
	8/5/2021	Walters Upholstery Inc	Repair of Zipper on Medic Bag & SCBA straps	100.66	Y
15234	8/5/2021	WebCheck Inc	Webcheck Services	1,019.30	Y
15235	8/5/2021	Wilbur-Ellis Inc	Park Maintenance Chemicals	1,000.04	Y
	8/5/2021	Wilbur-Ellis Inc	Park Maintenance Chemicals	557.09	Y
	8/5/2021	Wilbur-Ellis Inc	Park Maintenance Chemicals	2,024.54	Y
15236	8/5/2021	Walla Walla County	July 2021 MSAG Payroll for Barb McKinney	4,227.76	Y
15237	8/5/2021	Walla Walla County	st2103 Copy of E Grudzinski Estate file	82.75	Y
15238	8/5/2021	Walla Walla Saw LLC	Equipment Repair	30.49	Y
15239	8/5/2021	Walla Walla Title Company	st2103 Hatch St & Electric Ave	326.70	Y
15240	8/5/2021	Zions Bank	Quarterly Custodian/Safekeeping Fee	570.00	Y
15241	8/6/2021	Sharon Read	wtp2101 Well 6 restrictive covenant	19,999.00	Y
15242	8/12/2021	Barry Jaquins	LEOFF 1 Medicare 8.21	123.50	Y
15243	8/12/2021	Charles Hawman	LEOFF 1 Medicare 8.21	121.50	Y
15244	8/12/2021	Christopher Buttice	Travel to Spokane 08/16/21 thru 08/20/21	259.00	Y
15245	8/12/2021	Dan Aycock	LEOFF 1 Medical 9.21	148.50	Y
15246	8/12/2021	Washington State Department of Corrections	Offender Work Crew	218.36	Y
15247	8/12/2021	Donald Lechner	Travel to Spokane 08/22/21	244.00	Y
15248	8/12/2021	Floyd E Bloom	LEOFF 1 Medicare 8.21	148.50	Y
15249	8/12/2021	Fred Moore	LEOFF 1 Medicare 8.21	135.50	Y
15250	8/12/2021	Government Portfolio Advisors	Monthly Investment Advisory services	1,666.58	Y
15251	8/12/2021	Greg Van Donge	Vandonge-Greg 8.4.21	150.00	Y
	8/12/2021	Greg Van Donge	LEOFF 1 Medicare 8.21	148.50	Y

15252	8/12/2021	Gunner Fulmer	Travel to Olympia 08/22/21 thru 08/24/21	168.00	Y
15253	8/12/2021	Jack Pinza	LEOFF 1 Medicare 8.21	124.50	Y
15254	8/12/2021	James W Irwin	LEOFF 1 Medicare 8.21	148.50	Y
15255	8/12/2021	Mike Kyle	LEOFF 1 Medicare 8.21	148.50	Y
15256	8/12/2021	Myron Ferderer	LEOFF1 Medical 9.21-11.21	445.50	Y
15257	8/12/2021	Paul Lommasson	LEOFF 1 Medicare 8.21	138.50	Y
15258	8/12/2021	Randal Wright	LEOFF 1 Medicare 8.21	148.50	Y
15259	8/12/2021	Randy Allesio	LEOFF 1 Medicare 8.21	146.50	Y
15260	8/12/2021	Richard Guse	Travel to Spokane 08/22/21 thru 08/26/21	244.00	Y
15261	8/12/2021	Robert Wheeler	LEOFF 1 Medicare 8.21	133.50	Y
15262	8/12/2021	Ronald Sams	LEOFF 1 Medicare 8.21	148.50	Y
15263	8/12/2021	Steven Slawson	LEOFF 1 Medicare 8.21	115.50	Y
15264	8/12/2021	Tim Gehlhausen	LEOFF 1 - Medicare 8. 2021	118.50	Y
15265	8/12/2021	Wallace Fisher	LEOFF 1 Medicare 8.21	148.50	Y
15367	8/12/2021	1-2-3 Printing Inc	Business Cards - Ambassadors	37.03	Y
	8/12/2021	1-2-3 Printing Inc	Business Cards for Richard Guse	51.18	Y
	8/12/2021	1-2-3 Printing Inc	2000 copies "Checked Your vehicle warning"	135.31	Y
15368	8/12/2021	A Worksafe Service Inc	Drug test	55.00	N
15369	8/12/2021	Albert Bradley Daly	Lap Swim Instruction	115.50	N
15370	8/12/2021	Alexandra Communications, Inc	4ht of July/Fire Warning Ads/finance charges	2,031.56	N
15371	8/12/2021	Allyn M Griffin	Adult Softball Umpire	245.00	N
15372	8/12/2021	Alterations by Irma	adding 6 patches to 3 shirts	52.27	N
15373	8/12/2021	Arrow International	Medic Supplies - EZ-IO Needles, 25mm	2,215.50	N
	8/12/2021	Arrow International	Medic Supplies for Ambulances EZ-IO Needles, 45mm	2,215.50	N
15374	8/12/2021	Aspect Consulting, LLC	Sudbury Road Landfill Flare System	1,075.05	N
15375	8/12/2021	Basin Disposal of Washington	BDI Recycle Payment 073121FN	50,860.10	Y
15376	8/12/2021	Best Pest Control	Pest Control for Station 1	108.90	N
	8/12/2021	Best Pest Control	Pest Control for St. 2	108.90	N
	8/12/2021	Best Pest Control	08/03/2021 pest spraying services	136.13	N
	8/12/2021	Best Pest Control	Pest Control - Cemetery	76.23	N
	8/12/2021	Best Pest Control	Pest Control - Ft WW Rotary Shelter	108.90	N
	8/12/2021	Best Pest Control	Pest Control - Pioneer Park Garden Center	119.79	N
	8/12/2021	Best Pest Control	Pest Control - Memorial Pool	152.46	N
15377	8/12/2021	Bi-Mart Corporation	BiMart Pharmacy - LEOFF 1 Medical July 2021	147.57	N
15378	8/12/2021	Blue Mountain Action Council	May 2021 Home Repair Program	469.36	N
15379	8/12/2021	Brady Goss	1st Ave Plaza Concert Series 8.14.21	2,500.00	Y
15380	8/12/2021	Byrnes Oil Company Inc	July 31, 2021, fuel for investigations division	204.18	N
	8/12/2021	Byrnes Oil Company Inc	Ambulance outside fuel (all taxes included)	60.27	N
15381	8/12/2021	Casper Taxidermy	Adult Softball Umpire	910.00	Y
15382	8/12/2021	Central Washington Asphalt Inc	2021 Hot Mix Asphalt and Tacki	92,828.10	Y
	8/12/2021	Central Washington Asphalt Inc	2021 Hot Mix Asphalt and Tacki	8,420.67	Y
15383	8/12/2021	CenturyLink	phone services - July 22 to August 22	244.43	Y
	8/12/2021	CenturyLink	Monthly Fax fees-Fleet Services	60.40	Y
	8/12/2021	CenturyLink	Cemetery Router	45.51	Y
	8/12/2021	CenturyLink	Sleep Center Phone Line	73.22	Y
	8/12/2021	CenturyLink	Sleep Center Phone Line	86.29	Y
	8/12/2021	CenturyLink	WAT Alarm dialer	54.95	Y
	8/12/2021	Christel Joy Johnson	Yoga Instruction	511.00	Y

15385	8/12/2021	Chuck Fulton	LEOFF 1 Medicare 8.21	134.30	Y
15386	8/12/2021	City of Walla Walla	City of WW LF#09554 08/03/21	179.40	Y
	8/12/2021	City of Walla Walla	City of WW LF#11586 08/03/21	101.77	Y
	8/12/2021	City of Walla Walla	City of WW LF09551 08/03/21	10,874.18	Y
	8/12/2021	City of Walla Walla	City of WW LF09550 08/03/21	1,095.36	Y
	8/12/2021	City of Walla Walla	City of WW LF09549 08/03/21	24,412.06	Y
	8/12/2021	City of Walla Walla	Yard Waste - Drop Box #52	56.72	Y
	8/12/2021	City of Walla Walla	General Waste - Drop Box #82	191.56	Y
15387	8/12/2021	College Place Heating & AC Inc	Senior Center HVAC	6,599.34	Y
15388	8/12/2021	Columbia County Public Hospital District	Medications for Ambulances	1,420.69	Y
15389	8/12/2021	Daniel Seese	LEOFF 1 Medicare 8.21	118.50	Y
15390	8/12/2021	DataProse LLC	Utility Billing Services	6,912.67	Y
15391	8/12/2021	David Mumm	City Central Newsletter Insert	1,436.90	Y
15392	8/12/2021	Demco Inc	Children's area carpet	1,430.93	Y
15393	8/12/2021	Washington State Department of Corrections	Offender work crew- Water Treatment Plant	648.96	Y
15394	8/12/2021	DKS Associates	ST2104 Reser Prospect Taumaron Speed Study	5,035.00	Y
	8/12/2021	DKS Associates	Evans Property TIA review - on call contract	490.00	Y
15395	8/12/2021	Downtown Walla Walla Foundation	1st Ave Plaza Concert Series Aug 14	1,000.00	N
15396	8/12/2021	Earl Richardson	LEOFF 1 Medicare 8.21	148.50	N
15397	8/12/2021	Emilio Buttice	LEOFF 1 Medicare 8.21	148.50	N
15398	8/12/2021	Express Services Inc	Temporary employee V Hammill	1,247.60	Y
15399	8/12/2021	Financial Consulting Solutions Group Inc	Consulting Services - RHAP	4,815.20	Y
15400	8/12/2021	Fine Family LLC	2021 Alcom EZ Hauler Cargo Trailer-EQ#03789 ST Div	9,374.14	Y
15401	8/12/2021	Fred Mitchell	LEOFF 1 Medicare 8.21	147.50	Y
15402	8/12/2021	George Berg	LEOFF 1 Medicare 8.21	127.50	Y
15403	8/12/2021	George Wiese	LEOFF 1 Medicare 8.21	125.50	N
15404	8/12/2021	H2E Inc	WWTP1904 SCADA Integration	11,865.00	Y
15405	8/12/2021	James J Hackiewicz	Scuba Instruction	126.00	Y
	8/12/2021	James J Hackiewicz	Scuba Instruction	168.00	Y
15406	8/12/2021	James Wesley Roberson	Adult Softball Umpire	980.00	Y
15407	8/12/2021	Jeffrey Adams	Spanish Interpret - Indigent, Q1-2, Ponti & Wernet	1,050.00	Y
15408	8/12/2021	Jerry Brown	LEOFF1 Medicare 8.21	148.50	N
15409	8/12/2021	Jose Deleon III	1st Ave Plaza Concert Series 8.14 - sound engineer	1,750.00	N
15410	8/12/2021	Joyce Ziker Parkinson PLLC	Legal consult on Tausick Way/Burdine LF.	754.00	N
15411	8/12/2021	KC Industries Inc	WA2202 Water Shop Structural Retrofit	92,623.97	Y
15412	8/12/2021	Kellermeyer Bergensons Services, LLC	Dispatch janitorial services for June 2021	390.90	N
	8/12/2021	Kellermeyer Bergensons Services, LLC	Dispatch janitorial services for July 2021	390.90	N
	8/12/2021	Kellermeyer Bergensons Services, LLC	June 2021 - janitorial services	2,597.62	N
	8/12/2021	Kellermeyer Bergensons Services, LLC	July 2021 - janitorial services	2,597.62	N
15413	8/12/2021	Kenneth Butherus	LEOFF 1 Medicare 8.21	148.50	Y
15414	8/12/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	16.30	N
	8/12/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	27.93	N
	8/12/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	37.91	N

	8/12/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	45.69	N
	8/12/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	79.36	N
	8/12/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	162.79	N
	8/12/2021	Kennewick Industrial and Electrical Supply Inc	Downtown Street Tree Supplies	163.43	N
	8/12/2021	Kennewick Industrial and Electrical Supply Inc	Downtown Street Trees	170.36	N
15415	8/12/2021	Larry Cunningham	LEOFF 1 Medicare 8.21	146.50	N
15416	8/12/2021	Larry Warren	LEOFF 1 Medicare 8.21	121.50	Y
15417	8/12/2021	Leonard Adams	LEOFF 1 Medicare 8.21	148.50	N
15418	8/12/2021	Lewellyn Law Office PLLC	July 2021 Indigent Defense Contract	8,662.50	Y
15419	8/12/2021	Linda Ray	Ukulele Instruction	195.00	Y
15420	8/12/2021	MBG Cleaning Services	Janitorial Service - Carnegie	280.00	Y
15421	8/12/2021	Michael Edward Valdez	Adult Softball Umpires	595.00	Y
15422	8/12/2021	Michael Everett	LEOFF 1 Medicare 8.21	148.50	Y
15423	8/12/2021	Midwest Tape LLC	Adult fiction audiobook/marc record	48.94	N
15424	8/12/2021	Mill Creek Mechanical LLC	Fire Station 2 Repair	1,542.30	Y
15425	8/12/2021	Moreno & Nelson Construction	ST180006 Rose Street Bridge Construction	975,355.82	Y
15426	8/12/2021	Neil Hinton	LEOFF 1 Medicare 8.21	148.50	Y
15427	8/12/2021	Northwest Playground Equipment Inc	Swing Repair	163.74	N
15428	8/12/2021	Alterations by Nonie	cut/hem 8 foot x 8 foot WWPD COIN banner	76.23	Y
15429	8/12/2021	Associated Veterinary Medical Center	case 2021-15696 - criminal animal neglect	190.17	N
15430	8/12/2021	Greg Jacob	SUP Yoga Instruction	180.00	Y
15431	8/12/2021	Greg Jacob	SUP Yoga Instruction	160.00	Y
15432	8/12/2021	Scott Schafer	Adult Softball Umpires	245.00	Y
15433	8/12/2021	Orlan John Newton	BMGSA Umpire Fees	100.00	N
15434	8/12/2021	Owen Equipment Inc	Rebuild high pressure pump/system-EQ#04674	24,896.13	Y
	8/12/2021	Owen Equipment Inc	Water rodder/vac truck supplement repairs-EQ#04674	12,558.61	Y
15435	8/12/2021	Pacific Power Inc	Power for Street Lights	18.57	Y
	8/12/2021	Pacific Power Inc	Power for Street Lights	29.48	Y
	8/12/2021	Pacific Power Inc	Power for Street Lights	48.42	Y
	8/12/2021	Pacific Power Inc	Power for Street Lights	3,397.19	Y
	8/12/2021	Pacific Power Inc	Power - 505 E Rees	3,912.69	Y
	8/12/2021	Pacific Power Inc	Power - Misc Parks	235.62	Y
	8/12/2021	Pacific Power Inc	Power - 21 S Division	52.58	Y
	8/12/2021	Pacific Power Inc	Power - 109 S Palouse/1st Ave	504.18	Y
	8/12/2021	Pacific Power Inc	Power to Sleep Center	774.30	Y
	8/12/2021	Pacific Power Inc	WAT Power for Clinton tank	1,297.16	Y
15436	8/12/2021	PBS Engineering and Environmental	st2102 Fern & Abbott Alternatives	14,392.50	Y
	8/12/2021	PBS Engineering and Environmental	TBD9024 Plaza Way	7,580.00	Y
	8/12/2021	PBS Engineering and Environmental	st2101 Howard & Chestnut Alternatives	8,680.00	Y
15437	8/12/2021	Profesionales Bilingues	translation services - Chief AC Town Meeting	97.50	N
15438	8/12/2021	ProTime Sports Inc	BMBL Championship Shirts	40.15	N
15439	8/12/2021	Quality Petroleum Products Inc	Fuel for Cemetery	1,005.05	Y
	8/12/2021	Quality Petroleum Products Inc	Cemetery diesel-all taxes included	596.45	Y
15440	8/12/2021	Richard Alan Miller	Annexation Census - Artesia & Berney/Pleasant	2,417.00	Y

15441	8/12/2021	Riley Del Jones	Pickleball Instruction	150.00	Y
15442	8/12/2021	Robert Tabacco	Fencing Instruction	1,361.25	N
15443	8/12/2021	Ronald Brookshire	LEOFF 1 Medicare 8.21	148.50	N
15444	8/12/2021	Ronald Mailloux	LEOFF 1 Medicare 8.21	134.50	N
15445	8/12/2021	Schwyn Environmental Services LLC	On-call , Environmental, and r	10,137.05	Y
15446	8/12/2021	Slice of Life	Concession Stand - Pizza	2,632.10	Y
15447	8/12/2021	Stewarts Cleaners	dry cleaning services - April 14 - August 2, 2021	763.35	N
15448	8/12/2021	Sunday Dawson LMP	Sunday Dawson - LEOFF 1 Medical	190.00	N
15449	8/12/2021	Swire Coca-Cola USA	Refund - Cylinder	(40.00)	Y
	8/12/2021	Swire Coca-Cola USA	Concession Stand - Drinks	271.53	Y
15450	8/12/2021	Systems Design West LLC	Ambulance Billing Service	7,142.30	Y
15451	8/12/2021	Terry Thompson	LEOFF 1 Medicare 8.2021	163.40	N
15452	8/12/2021	TLO LLC	July 2021 investigative services	81.68	Y
	8/12/2021	TLO LLC	June 2021 investigative services	81.68	Y
15453	8/12/2021	Tom Anderson	LEOFF 1 Medicare 8.21	134.50	Y
15454	8/12/2021	Tyler Technologies Inc	Tyler Munis Implementation and Training	1,650.00	N
	8/12/2021	Tyler Technologies Inc	Tyler Munis Implementation and Training	1,275.00	N
15455	8/12/2021	Varsity Facility Services Inc	July WAT Janitorial services	225.00	N
	8/12/2021	Varsity Facility Services Inc	June WAT Janitorial Services	225.00	N
15456	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	1,621.53	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	1,915.90	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	1,862.91	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	1,775.83	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	1,702.95	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	1,435.35	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	1,362.42	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	980.15	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	891.34	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	(882.40)	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	2,547.94	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	25.34	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	1,599.70	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	144.00	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	(261.24)	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	489.53	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	501.12	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	762.52	Y
	8/12/2021	Vern's & Son Inc	Concession Stand - Snacks	319.09	Y
15457	8/12/2021	Victor Walker	Blue Mountain Baseball Umpire Fees	1,694.00	N
	8/12/2021	Victor Walker	Adult Softball Umpires	420.00	N
15458	8/12/2021	Visit Walla Walla	July 2021 (May 2021) TPA Reporting	38,854.48	Y
15459	8/12/2021	Washington State Department of Ecology	IRRP023 Penrose & Alvarado FY 2021 fee	36.33	Y
15460	8/12/2021	Washington State Patrol	July 2021 - 11 background checks	229.75	Y
15461	8/12/2021	WATECH	July 2021 - VPN service	285.00	Y
15462	8/12/2021	Wesley Carney	LEOFF 1 Medicare 8.21	129.50	Y
15463	8/12/2021	Whiskey Creek Band	1st Ave Plaza Concert Series 8.14	1,000.00	N
15464	8/12/2021	Wilbur-Ellis Inc	Long Drive	2,000.08	Y
15465	8/12/2021	William B Ostrander Sr	Adult Softball Umpire	455.00	N
15466	8/12/2021	Walla Walla Alliance for the Homeless	June 2021 Sleep Center Management	2,710.50	Y

15467	8/12/2021	Walla Walla County Fire District 4	Annexation Ramp down Jan - June 2021	23,797.44	Y
15468	8/18/2021	Downtown Walla Walla Foundation	1st Ave Plaza Concert Series - 8.21.21	1,000.00	Y
15469	8/18/2021	Jose Deleon III	1st Ave Plaza Concert Series - 8.21.21	1,750.00	Y
15470	8/18/2021	Nathan Montgomery Carlile	1st Ave Plaza Concert Series - 8.21.21	1,500.00	Y
15471	8/18/2021	Sebastian Evans	1st Ave Plaza Concert Series - 8.21.21	1,000.00	Y
15472	8/20/2021	Dennis Kralman	LEOFF 1 Medicare 8.21	142.50	Y
15473	8/20/2021	Washington State Department of Corrections	Offender Work Crew	1,091.80	Y
	8/20/2021	Washington State Department of Corrections	Offender work crew for the LF.	438.76	Y
15474	8/20/2021	Fred Moore	Moore, Fred - LEOFF 1 Medical	218.50	Y
15475	8/20/2021	Washington State Auditor's Office	Audit Services Audit 53945 Audit period 20-20	29,174.15	Y
15476	8/20/2021	1-2-3 Printing Inc	2000 warning notices for parking enforcement	135.31	Y
	8/20/2021	1-2-3 Printing Inc	Business Cards	51.18	Y
15477	8/20/2021	Alterations by Irma	hem 2 pants - Det. Bump	26.14	Y
15478	8/20/2021	Best Pest Control	Pest Control - City Shop and Maintenance Yard	136.13	N
15479	8/20/2021	Blue Mountain Action Council	Commitment to Community Q2 2021	12,500.00	Y
	8/20/2021	Blue Mountain Action Council	June 2021 Program Support	4,583.00	Y
	8/20/2021	Blue Mountain Action Council	June 2021 ERAP	12,184.87	Y
15480	8/20/2021	Borleske Stadium Association Inc	Quarter 2 2021 Lodging Tax Grant Allotment	18,750.00	Y
15481	8/20/2021	Brent P Lane	500 florescent orange sticker Checked your vehicle	294.29	N
15482	8/20/2021	Cartegraph Systems Inc	Cartegraph OMS Solutions 4 yr	44,305.98	Y
15483	8/20/2021	Cascade Natural Gas Inc	Natural Gas - 109 S Palouse	13.78	Y
	8/20/2021	Cascade Natural Gas Inc	Natural Gas - 505 E Rees	4,807.99	Y
	8/20/2021	Cascade Natural Gas Inc	WAT Shop Gas Bill	13.78	Y
	8/20/2021	Cascade Natural Gas Inc	WAT UV bldg Gas Bill	13.78	Y
	8/20/2021	Cascade Natural Gas Inc	WAT RF Bldg Gas Bill	13.78	Y
	8/20/2021	Cascade Natural Gas Inc	WAT Admin Bldg Gas bill	13.78	Y
15484	8/20/2021	CenturyLink	City Hall Elevator	56.91	Y
	8/20/2021	CenturyLink	Service Center Router	60.40	Y
	8/20/2021	CenturyLink	Service Center Fire Alarm	60.40	Y
	8/20/2021	CenturyLink	Facility Maintenance Heat & Cool Monitor	67.32	Y
	8/20/2021	CenturyLink	City Hall	164.22	Y
	8/20/2021	CenturyLink	Alarm dialer lines	182.15	Y
	8/20/2021	CenturyLink	City Hall Router	52.40	Y
	8/20/2021	CenturyLink	Carnegie Elevator Phone	73.90	Y
	8/20/2021	CenturyLink	Building 65B Alarm Line	73.91	Y
	8/20/2021	CenturyLink	Station 2 Alarm Line	137.48	Y
	8/20/2021	CenturyLink	Carnegie Elevator Phone	86.87	Y
	8/20/2021	CenturyLink	Intake Phone Line	77.80	Y
15485	8/20/2021	City of Walla Walla	City of WW LF#09549 08/10/21	25,165.16	Y
	8/20/2021	City of Walla Walla	City of WW LF#09550 08/10/21	1,149.47	Y
	8/20/2021	City of Walla Walla	City of WW LF#09551 08/10/21	9,682.01	Y
	8/20/2021	City of Walla Walla	Compost Grass/Yard Tipping	9.78	Y
	8/20/2021	City of Walla Walla	Compost Grass/Yard Tipping	12.39	Y
	8/20/2021	City of Walla Walla	Yard Waste - Drop Box #52	74.98	Y
15486	8/20/2021	Cues	WW Collection TV Van-Comp Repl & System Update	141,192.12	Y
15487	8/20/2021	D Square Energy Systems Inc	Annual inspect/service/load test-generatorEQ#13299	1,468.82	Y



	8/20/2021	D Square Energy Systems Inc	Annual inspect/service/load bank test-EQ#12608	2,079.41	Y
15488	8/20/2021	David Mumm	1st Ave Plaza Signage	57.78	N
15489	8/20/2021	Early-Repass Golf LLC	Golf Instruction	504.00	Y
15490	8/20/2021	Edwards Mechanical & Welding	Steel for container repairs.	601.89	Y
	8/20/2021	Edwards Mechanical & Welding	Labor for container repairs.	2,613.60	Y
15491	8/20/2021	Express Services Inc	Temporary employee V Hammill	1,247.60	Y
15492	8/20/2021	Financial Consulting Solutions Group Inc	2021 Landfill rate assessment.	2,737.50	Y
	8/20/2021	Financial Consulting Solutions Group Inc	2021 Landfill rate assessment.	2,530.00	Y
15493	8/20/2021	Grassi Refrigeration Inc	Permit cancelled - fee refunded	66.00	Y
15494	8/20/2021	The ICEE Company	Concession Stand - Icees	1,843.11	Y
15495	8/20/2021	Jeffrey Adams	Q 1&2 Spanish Interpreter Indigent Defense	200.00	Y
15496	8/20/2021	Joyce Ziker Parkinson PLLC	Attorney consultation regarding the Tausick Way LF	2,762.50	N
15497	8/20/2021	Kellermeyer Bergensons Services, LLC	Janitorial Service	6,411.46	Y
	8/20/2021	Kellermeyer Bergensons Services, LLC	Janitorial Service	6,411.46	Y
	8/20/2021	Kellermeyer Bergensons Services, LLC	April 2021 - janitorial services 54 E. Moore	2,597.62	Y
15498	8/20/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	9.42	Y
	8/20/2021	Kennewick Industrial and Electrical Supply Inc	Heritage Square Irrigation Supplies	12.62	Y
	8/20/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	86.36	Y
	8/20/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	490.80	Y
15499	8/20/2021	KnowBe4 Inc.	KnowBe4 Security Awareness Training Subscription	5,770.83	Y
15500	8/20/2021	Kottkamp, Yedinak and Esworthy P.L.L.C.	July 2021 VAR-21-0004	440.00	Y
	8/20/2021	Kottkamp, Yedinak and Esworthy P.L.L.C.	July 2021 HE Services CUP-21-0001	340.00	Y
	8/20/2021	Kottkamp, Yedinak and Esworthy P.L.L.C.	July 2021 PPL-20-0004	1,820.00	Y
	8/20/2021	Kottkamp, Yedinak and Esworthy P.L.L.C.	July 2021 - HE Travel	713.00	Y
15501	8/20/2021	Leaf Commercial Capital Inc	Storm/Wastewater Leased Copier Posted, PAID, Leaf	108.86	Y
15502	8/20/2021	Lillie Rice Center Inc	Ground services for Library	400.78	Y
	8/20/2021	Lillie Rice Center Inc	July volunteer park grounds service	121.54	Y
15503	8/20/2021	Midwest Tape LLC	Audiobook/Marc record	59.83	Y
15504	8/20/2021	Northwest Solutions Consulting	July 2021 Fee for State Lobbying Services	1,750.00	N
15505	8/20/2021	One Call Concepts Inc	Excavation Notifications July	79.18	Y
	8/20/2021	One Call Concepts Inc	Excavation Notices	79.18	Y
15506	8/20/2021	FAM Commercial LLC	Refund water line service BLD-21-125	3,190.00	Y
15507	8/20/2021	Jonathan or Lisa Gantz	Permit cancelled - 50% fee refunded	551.19	Y
15508	8/20/2021	Mary Chunmei Yao	Refund - Family Pool Pass	130.00	N
15509	8/20/2021	Brian Zoeller	B Zoeller Close 1031 N Clinton	6.30	Y
15510	8/20/2021	Clay Deckert	C Deckert Close 717 Francis	90.79	Y
15511	8/20/2021	Dan Wilson	D Wilson Credit Ref 940 N 9th	47.53	Y
15512	8/20/2021	DRM Waste Management	DRM Waste Management Credit Ref 1630 W Poplar	240.74	N
15513	8/20/2021	Ernie Filan	E Filan Close 733 Francis	30.96	Y
15514	8/20/2021	Gary Melchior	G Melchior Close 1521 J St	103.64	Y
15515	8/20/2021	Kevin Hanken	K Hanken Close 1218 E Alder	107.15	N

15516	8/20/2021	Minnie Borders c/O Nanette Borders	M Borders Close 2158 Crawford	192.52	N
15517	8/20/2021	Rebecca L Martin	R Martin Close 1737 Portland	156.70	Y
15518	8/20/2021	S Sterling-Hellstrom	S Sterling-Hellstrom Close 2716 Melrose	300.33	Y
15519	8/20/2021	Pacific Power Inc	Power - Misc Facilities	5,472.11	Y
	8/20/2021	Pacific Power Inc	Power - Misc Facilities	3,296.89	Y
	8/20/2021	Pacific Power Inc	Power - 505 E Rees/Misc Parks	3,308.88	Y
	8/20/2021	Pacific Power Inc	Power - Ruth & McKinley	12.01	Y
	8/20/2021	Pacific Power Inc	Power - 1530 Dalles Military	16.88	Y
	8/20/2021	Pacific Power Inc	Power - 755 NE Myra Mnmt Light	17.28	Y
	8/20/2021	Pacific Power Inc	Power - Ft WW Amphitheater	150.59	Y
	8/20/2021	Pacific Power Inc	Power - Cemetery	245.95	Y
	8/20/2021	Pacific Power Inc	Power - Ft WW Campground	312.70	Y
	8/20/2021	Pacific Power Inc	Power for Street Lights	224.13	Y
	8/20/2021	Pacific Power Inc	Power for Street Lights	1,535.61	Y
	8/20/2021	Pacific Power Inc	Power for Street Lights	95.07	Y
	8/20/2021	Pacific Power Inc	Power for Street Lights	10,157.03	Y
	8/20/2021	Pacific Power Inc	Power for Street Lights	13.56	Y
	8/20/2021	Pacific Power Inc	Power for Street Lights	315.60	Y
	8/20/2021	Pacific Power Inc	Power for Street Lights	31.76	Y
	8/20/2021	Pacific Power Inc	Power for Street Lights	45.60	Y
	8/20/2021	Pacific Power Inc	Utility Bill for Fire Station 2	1,232.69	Y
	8/20/2021	Pacific Power Inc	MC & Intake Street Lights	7.84	Y
15520	8/20/2021	Pacific Security	July 2021 Sleep Center Guard Services	7,126.02	Y
15521	8/20/2021	Pioneer City Oil Inc	Diesel exhaust fluid-05000	751.08	Y
	8/20/2021	Pioneer City Oil Inc	Diesel exhaust fluid-12000	358.17	Y
15522	8/20/2021	Pioneer Recycling Services	July RESMIX tipping fees for recycling.	461.56	Y
15523	8/20/2021	ProQuest LP	Heritage Quest database subscription	799.30	Y
15524	8/20/2021	Protect Youth Sports	Background Checks	236.60	Y
	8/20/2021	Protect Youth Sports	Background Checks	16.90	Y
15525	8/20/2021	Quality Petroleum Products Inc	Fort Walla Walla Diesel-all taxes included	805.89	Y
15526	8/20/2021	Richardson Excavation LLC	IRRP025 Park Street - sewer correction 381 S Park	1,252.35	Y
15527	8/20/2021	Schwyn Environmental Services LLC	On-call , Environmental, and r	12,114.55	Y
15528	8/20/2021	SHI International Corporation	MDT Upgrade Getac Laptop Computers	41,316.89	Y
15529	8/20/2021	Swire Coca-Cola USA	Concession Stand - Drinks	319.92	N
	8/20/2021	Swire Coca-Cola USA	Tax deducted on credit memo	0.74	N
15530	8/20/2021	Total Comfort Solutions LLC	Refund fee - permit cancelled	66.00	Y
15531	8/20/2021	Tri-City Herald Inc	March 21 - entry-level police officer recruitment	490.00	Y
15532	8/20/2021	Tristar Claims Management Services, Inc.	Tristar Administrative Fee - Quarter 3 2021	6,513.75	Y
15533	8/20/2021	Tyler Technologies Inc	Tyler Munis Implementation and Training	1,275.00	Y
15534	8/20/2021	Valley Vision Clinic PS	Valley Vision Clinic - Stroe	50.00	Y
15535	8/20/2021	Vern's & Son Inc	Concession Stand - Snacks	1,295.29	Y
	8/20/2021	Vern's & Son Inc	Concession Stand - Snacks	950.50	Y
15536	8/20/2021	Washington State Department of Labor & Industry	2nd Qrt 2021 L&I Quarterly Report for Self-Insured	32,961.43	Y
15537	8/20/2021	Walt's Septic Tank Service LLC	Hand wash station - Lion's Park block party	146.00	Y
15538	8/20/2021	Wilbur-Ellis Inc	Long Drive	1,000.04	Y
15539	8/20/2021	Williams Distributors, LLC	Concession Stand - Ice Cream	63.36	Y
	8/20/2021	Williams Distributors, LLC	Concession Stand - Ice Cream	126.72	Y
	8/20/2021	Williams Distributors, LLC	Concession Stand - Ice Cream	126.72	Y

	8/20/2021	Williams Distributors, LLC	Concession Stand - Ice Cream	209.52	Y
	8/20/2021	Williams Distributors, LLC	Concession Stand - Ice Cream	272.88	Y
	8/20/2021	Williams Distributors, LLC	Concession Stand - Ice Cream	(21.12)	Y
	8/20/2021	Williams Distributors, LLC	Concession Stand - Ice Cream	134.16	Y
15540	8/20/2021	Walla Walla Alliance for the Homeless	July 2021 Sleep Center Mgmt Services	2,793.90	N
15541	8/20/2021	Walla Walla Regional Water Testing Service LLC	Nitrate Test for Well 4	33.00	Y
15542	8/20/2021	Walla Walla Saw LLC	Sharpen Blades	57.17	Y
	8/20/2021	Walla Walla Saw LLC	Equipment Repair	230.87	Y
	8/20/2021	Walla Walla Saw LLC	Equipment Parts	16.28	Y
	8/20/2021	Walla Walla Saw LLC	Sprocket Cover	25.59	Y
15543	8/20/2021	Walla Walla-Tamba Sasayama Sister City	Garden Center Rentals	1,242.30	N
15544	8/26/2021	Clayton Campbell	Travel Tulalip 08/30/21 thru 09/02/21	138.00	Y
15545	8/26/2021	David Evans and Associates	TBD9026 Poplar St - Colville to 5th	4,865.43	Y
	8/26/2021	David Evans and Associates	ST180006 Rose Street Bridge CE	10,230.89	Y
15546	8/26/2021	Donald Lechner	CDL renewal Don Lechner	120.00	Y
15547	8/26/2021	Humana Health Care Plans	Humana Health Care - LEOFF 1 9.1	14,619.37	Y
15548	8/26/2021	Nabiel Shawa	Travel Blain, WA 08/10/21 thru 08/12/21	652.74	Y
15549	8/26/2021	Advanced Paging and Communications Inc	15 earphone kits & 10 antenna for portable radios	1,082.14	N
15550	8/26/2021	Alterations by Irma	Uniform Alterations for Doggett	52.27	N
15551	8/26/2021	Arrow Construction Supply Inc	Wand-cover-03720	125.49	N
15552	8/26/2021	Associated Appraisers of WW	1181 W Rees Appraisal for Claim	3,450.00	N
15554	8/26/2021	Byrnes Oil Company Inc	Service Center diesel-all taxes included	12,797.92	N
	8/26/2021	Byrnes Oil Company Inc	fuel for investigations division - August 15, 2021	190.91	N
	8/26/2021	Byrnes Oil Company Inc	Outside ambulance/fire fuel-all taxes included	92.27	N
15555	8/26/2021	Cascade Natural Gas Inc	Gas for dispatch generator	13.78	N
	8/26/2021	Cascade Natural Gas Inc	Natural Gas - 925 Whitman	13.78	N
	8/26/2021	Cascade Natural Gas Inc	Natural Gas - 75 E Moore	13.78	N
	8/26/2021	Cascade Natural Gas Inc	Natural Gas - 15 N 3rd	14.67	N
	8/26/2021	Cascade Natural Gas Inc	Natural Gas - 55 E Moore	23.62	N
	8/26/2021	Cascade Natural Gas Inc	Natural Gas - 65 E Moore	48.66	N
	8/26/2021	Cascade Natural Gas Inc	Utility Bill for Fire Station 1	104.15	N
	8/26/2021	Cascade Natural Gas Inc	gas - 07/15/21 to 08/13/21	58.59	N
	8/26/2021	Cascade Natural Gas Inc	Natural Gas - 2120 S 2nd	21.83	N
15556	8/26/2021	Central Washington Asphalt Inc	2021 Hot Mix Asphalt and Tacki	3,798.43	N
15557	8/26/2021	CenturyLink	Phone line service for alternate dispatch center	267.37	N
	8/26/2021	CenturyLink	Dispatch fax line service	45.51	N
	8/26/2021	CenturyLink	Dispatch non-emergency line service	634.71	N
	8/26/2021	CenturyLink	Dispatch breakroom phone service	45.44	N
15558	8/26/2021	City of Walla Walla	City of WW LF#09554 08/10/21	44.20	Y
	8/26/2021	City of Walla Walla	City of WW LF#11586 08/10/21	57.86	Y
	8/26/2021	City of Walla Walla	City of WW LF #09551 08/17/21	9,874.60	Y
	8/26/2021	City of Walla Walla	City of WW LF #09550 08/17/21	1,017.77	Y
	8/26/2021	City of Walla Walla	City of WW LF #09554 08/17/21	215.80	Y
	8/26/2021	City of Walla Walla	Cemetery Yard Waste - Drop Box #42	34.56	Y
	8/26/2021	City of Walla Walla	City of WW LF #11586 08/17/21	78.82	Y
	8/26/2021	City of Walla Walla	City of WW LF #09549 08/17/21	24,997.56	Y

	8/26/2021	City of Walla Walla	Compost Grass/Yard Tipping	5.22	Y
	8/26/2021	City of Walla Walla	Compost Grass/Yard Tipping	14.34	Y
	8/26/2021	City of Walla Walla	Compost Grass/Yard Tipping	22.17	Y
	8/26/2021	City of Walla Walla	City of Walla Walla LF#09549 08/24/21	25,473.25	Y
	8/26/2021	City of Walla Walla	Yard Waste - Drop Box #52	48.25	Y
	8/26/2021	City of Walla Walla	General Waste - Drop Box #82	246.42	Y
	8/26/2021	City of Walla Walla	Amphitheater Cleanup - Drop Box #70	84.81	Y
15559	8/26/2021	Continental Bag Company	Cold mix bags	2,716.42	N
15560	8/26/2021	Core & Main LP	Meter box lids for 2021 Projects	5,791.58	N
15561	8/26/2021	David Mumm	Monthly newsletter insert	1,445.50	N
15562	8/26/2021	Downtown Walla Walla Foundation	Q2 2021 Lodging Tax Grant Allocation	9,540.00	N
15563	8/26/2021	Downtown Walla Walla Foundation	1st Ave Plaza Concert Series 8.28.21	1,000.00	N
15564	8/26/2021	E & L Construction	IRRP024 Irrigation repair at 6 Whitman Street	871.20	N
15565	8/26/2021	EBSCO Industries Inc	Consumer reports database June, 2021-May, 2022	950.00	N
15566	8/26/2021	Ezekiel Palomo	Flag Football Referee	51.00	N
15567	8/26/2021	Fort Walla Walla Museum/	Q2 2021 Lodging Tax Grant Allotment	5,580.00	N
	8/26/2021	Fort Walla Walla Museum/	Q2 2021 Lodging Tax Grant Allotment	5,580.00	N
15568	8/26/2021	HD Fowler Company Inc	8" Ductile Pipe for 2021 projects	19,649.27	N
15569	8/26/2021	Humbert Asphalt Inc	Spoils	3,031.78	N
	8/26/2021	Humbert Asphalt Inc	Spoils	4,146.91	N
	8/26/2021	Humbert Asphalt Inc	Spoils	1,515.89	N
15570	8/26/2021	Jaden Flippo	Flag Football Referee	119.00	N
15571	8/26/2021	Jo-Ann Fabrics #1687	Creativebug database subscription 12 months	1,000.00	N
15572	8/26/2021	Jose Deleon III	1st Ave Plaza Concert Series 8.28.21	1,750.00	N
15573	8/26/2021	Joshua Nelson	Flag Football Referee	306.00	N
15574	8/26/2021	K & N Electric Motors, Inc.	wtp2103 Hydro Generator Maintenance	40,385.52	N
15575	8/26/2021	Kamron Shields	Flag Football Referee	340.00	N
15576	8/26/2021	Kellermeyer Bergensons Services, LLC	Dispatch Janitorial service for April 2021	390.90	N
15577	8/26/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	3.15	Y
	8/26/2021	Kennewick Industrial and Electrical Supply Inc	Pioneer Park Irrigation Supplies	8.16	Y
	8/26/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	14.48	Y
	8/26/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	48.81	Y
	8/26/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	56.07	Y
	8/26/2021	Kennewick Industrial and Electrical Supply Inc	Irrigation Supplies	63.97	Y
	8/26/2021	Kennewick Industrial and Electrical Supply Inc	Pioneer Park Irrigation Supplies	75.83	Y
	8/26/2021	Kennewick Industrial and Electrical Supply Inc	Pioneer Park Irrigation Supplies	103.72	Y
15578	8/26/2021	MBG Cleaning Services	Janitorial Service - Carnegie	280.00	N
15579	8/26/2021	Micheal D Mallory	1st Ave Plaza Concert Series 8.28.21	1,500.00	N
15580	8/26/2021	Mid Columbia Producers Inc	Landfill diesel-all taxes included	12,958.02	N
15581	8/26/2021	Midwest Tape LLC	Adult materials	190.44	N
	8/26/2021	Midwest Tape LLC	Audiobooks/Marc records	422.47	N
15582	8/26/2021	MurraySmith Inc	WTP2203 Well Master Plan and AWIA R&R	15,172.50	N
	8/26/2021	MurraySmith Inc	WTP2203 Well Master Plan and AWIA R&R	8,873.00	N

15583	8/26/2021	Aaren Lindsey	Flag Football Referee	391.00	N
15584	8/26/2021	Dash Sirmon	Flag Football Referee	170.00	N
15585	8/26/2021	Drew Humphrey	Flag Football Referee	255.00	N
15586	8/26/2021	Logan Ashbeck	Flag Football Referee	323.00	N
15587	8/26/2021	Michael Morris	Reimbursement Steel Toe Boots for Temp. M. Morris	75.00	N
15588	8/26/2021	Microdata Business Forms & Printing	1,100 parking ticket forms	491.64	N
15589	8/26/2021	Pina Roofing	Refund per RCW 4.16.080	813.96	N
15590	8/26/2021	Preston Hansen	Flag Football Referees	136.00	N
15591	8/26/2021	Crystal Downing	Refund - Fall Soccer	15.00	N
15592	8/26/2021	Holli Davin	Refund - Fall Soccer	100.00	N
15593	8/26/2021	Alejandro Diaz	A Diaz Close 828 N 9th	116.12	N
15594	8/26/2021	Amazing Grace	Amazing Grace Close 722 Hobson	111.48	Y
15595	8/26/2021	Angela Powers	A Powers Close 417 Cedar	82.10	N
15596	8/26/2021	Anne Threlfall	A Threlfall Close 1390 Highland	278.74	N
15597	8/26/2021	Ardys W Kelly	A Kelly Close 1861 Brevor	259.07	N
15598	8/26/2021	Brandon J Moss	B Moss Close 385 S 2nd	214.97	N
15599	8/26/2021	Bryan J Nelson	B Nelson Close 1011 Howard	286.98	N
15600	8/26/2021	Cathy Bly	C Bly Close 810 Woodlawn	276.07	N
15601	8/26/2021	Channing Turner	C Tunrner Close 48 Parkwood Cir	157.65	N
15602	8/26/2021	Christiansen Living Trust	Christiansen Living Trust Close 171 S Tausick Way	635.59	N
15603	8/26/2021	Christopher Abernathy	C Abernathy close 1433 University	114.89	N
15604	8/26/2021	Courtney Morgan	C Morgan Close 821 Sturm	114.91	N
15605	8/26/2021	Deli Grigori and Roxana Tolan	D Grigori Close 39 E Walnut	67.09	Y
15606	8/26/2021	DM Builidng Construction Inc	DM Building Construction Close 1760 Isaacs	416.91	N
15607	8/26/2021	Dolores Smith	D Smith Close 913 Olympia	44.91	N
15608	8/26/2021	Emily and Jacob Blevins	E Bleviins Close 913 Oriole	120.05	N
15609	8/26/2021	Est of David Coulter,	Est D Coulter Close 1222 Ruth	90.82	N
15610	8/26/2021	Fernando Jimenez	F Jimenez Close 516 W Poplar	257.83	N
15611	8/26/2021	Gina Pollard	G Pollard Close 1211Highland	481.66	N
15612	8/26/2021	Gisela Siedler	G Siedler Close 2122 Leonard	331.10	N
15613	8/26/2021	Granite Construction Company	Granite Construction Co Close 1430 Dell	9,642.79	N
15614	8/26/2021	James F Myers	J Myers Credit Refund 74 Dresden	16.06	N
15615	8/26/2021	James Kinner	J Kinner Close 326 Harrison	141.32	N
15616	8/26/2021	James Seeliger	J Seeliger Close 154 E Chestnut	148.77	N
15617	8/26/2021	Jantzen Dyer	Jantzen Dyer Close 1019 Bonne Brae	198.68	N
15618	8/26/2021	Jeffrey A Crabtree	J Crabree Close 203 N Blue	178.62	N
15619	8/26/2021	Jennifer McClintocik-Bechtel	J McClintock-Bechtel Credit Refund 1857 Pleasant	193.96	N
15620	8/26/2021	Jeri Casali	J Casali Credit Refund 356 S 3rd	45.10	N
15621	8/26/2021	Jerolyn D Carden	J Carden Close 523 S Park	141.76	N
15622	8/26/2021	Jesse Kelly	J Kelly Close 1940 Celestia	147.48	N
15623	8/26/2021	Johnda Smith	J Smith Close 201 Stone	412.82	N
15624	8/26/2021	Jorge Esquivel Carrollo	J Carrollo Close 314 Princess	113.09	N
15625	8/26/2021	Joseph Noah	J Noah Close 136 Orchard	51.96	N
15626	8/26/2021	Juan Arevalo	J Arevalo Close 511 N 6th	191.57	N
15627	8/26/2021	Karen Loiseau	K Loiseau Close 339 E Maple	267.60	N
15628	8/26/2021	Kathryn A Davis	K Davis Close 904 S Wilbur	103.32	N
15629	8/26/2021	Kent Broadhead	K Broadhead Close 2005 Wallace	120.59	N
15630	8/26/2021	Keri Paintner	K Paintner Credit Ref 2712 Pebble	203.11	N



15631	8/26/2021	Kimberlee H Ramsy	K Ramsy Close 1609 Fern	456.99	N
15632	8/26/2021	Lance Lovelette	L Lovelette Close 525 Clay	322.42	N
15633	8/26/2021	Laura J Snowberger	L Snowberger Close 20 Newell	199.13	N
15634	8/26/2021	Linda Workman	L Workman Close 1731 Portland	150.30	N
15635	8/26/2021	Lori A Brooks	L Brooks Close 609 Pearson	114.62	N
15636	8/26/2021	Lori Brown	L Brown Close 1440 Francis	100.39	N
15637	8/26/2021	Mark T Perry	M Perry Close 1161 Ruth	101.55	N
15638	8/26/2021	Mary Hess Personal Representative	M Hess Personal Repres Close 804 Sturm	3.76	N
15639	8/26/2021	Michael J & Stacey J Giusti	M Giusti Close 1875 Whitman	357.46	N
15640	8/26/2021	Nicole Petrantonio	N Petrantonio Close 162 N 5	106.71	N
15641	8/26/2021	Orin P Thomas	O Thomas Close 801 S 4th	360.81	N
15642	8/26/2021	Randy Lauterberg	R Lauterberg Credit Refund 1905 Sunset	215.00	N
15643	8/26/2021	Robert J Olson	R Olson Close 580 Home	172.16	N
15644	8/26/2021	Roy Aichele	R Aichele Credit Refund 920 S 2nd	268.63	N
15645	8/26/2021	Sarita Camille Bryant	S Bryant Close 1516 J	146.97	Y
15646	8/26/2021	Sharpe & Prezler Construction	Sharpe & Prezler Const Close Downing & Strum	290.71	N
15647	8/26/2021	Stanly Froese	S Froese Close 1164 W Pine	302.30	N
15648	8/26/2021	Tambra Johnson	T Johnson Close 603 Canary	34.44	N
15649	8/26/2021	Tyson Basel	T Basel Close 1396 & 1250 Dalles Military Rd	19,951.67	N
15650	8/26/2021	Wayne A Brock	W Brock Close 135 Laurel	147.34	N
15651	8/26/2021	Pacific Power Inc	Wallula radio site power service	144.71	N
	8/26/2021	Pacific Power Inc	Dispatch center power service	1,626.64	N
	8/26/2021	Pacific Power Inc	Power at Port intertie	28.34	N
	8/26/2021	Pacific Power Inc	Power - Park & Howard Sprinkler	12.01	N
	8/26/2021	Pacific Power Inc	Power - Misc Parks	2,343.98	N
	8/26/2021	Pacific Power Inc	Power for Street Lights	18.57	N
	8/26/2021	Pacific Power Inc	Power for Street Lights	155.04	N
	8/26/2021	Pacific Power Inc	Power for Street Lights	146.87	N
	8/26/2021	Pacific Power Inc	Power for Street Lights	24.67	N
	8/26/2021	Pacific Power Inc	power - 07/13/21 to 08/12/21	3,945.63	N
	8/26/2021	Pacific Power Inc	Power for Street Lights	274.69	N
	8/26/2021	Pacific Power Inc	Power for Street Lights	71.95	N
	8/26/2021	Pacific Power Inc	Power for Street Lights	1,062.09	N
	8/26/2021	Pacific Power Inc	Power - Ft WW Campground	26.53	N
15652	8/26/2021	Paradigm Software LLC	Annual Standard Support Services 9/2021 - 8/2022	14,064.70	N
15653	8/26/2021	Ponti & Wernette PS	July 2021 Indigent Defense Contract	15,400.00	N
15654	8/26/2021	Quality Petroleum Products Inc	Cemetery unleaded/diesel-all taxes included	1,109.97	N
	8/26/2021	Quality Petroleum Products Inc	Fuel for Cemetery	(1,005.05)	N
	8/26/2021	Quality Petroleum Products Inc	Overpayment because of the County tax rate.	(0.54)	N
15655	8/26/2021	Racom Corporation	Hair site build & ASIP system	209,117.53	N
15656	8/26/2021	Ryan Martuscelli	Flag Football Referee	392.00	N
15657	8/26/2021	Sergio Gomez	Flag Football Referee	238.00	Y
15658	8/26/2021	Swire Coca-Cola USA	Concession Stand - Drinks	(90.50)	N
	8/26/2021	Swire Coca-Cola USA	Concession Stand - Drinks	237.03	N
15659	8/26/2021	Tammy L Nelson	1st Ave Plaza Concert Series 8.28.21	1,000.00	N
15660	8/26/2021	Thomas Krebs	Travel Tulalip 08/30/21 thru 09/02/21	138.00	N
15661	8/26/2021	Tyler Technologies Inc	Tyler Munis Implementation and Training	637.50	N
15662	8/26/2021	Valley Vision Clinic PS	Valley Vision - Irwin	50.00	N



15663	8/26/2021	Victor Walker	2021 Adult Softball/BMBL Umpire Fees	237.00	Y
15664	8/26/2021	Visit Walla Walla	July 2021 Monthly Lodging Tax Allotment	33,835.00	Y
15665	8/26/2021	Washington State Department of Natural Resource	Lapel Mic for Portable Radios	172.51	N
15666	8/26/2021	Walt's Septic Tank Service LLC	Rental on 2 Portable Toilets for Palouse/Sumach	136.00	N
15667	8/26/2021	Walla Walla County	July 2021 - correction services - res 2015-100	5,984.24	N
15668	8/26/2021	Walla Walla Valley Wine Alliance	Q2 2021 Lodging Tax Grant Allotment	13,560.00	N
15669	8/26/2021	YMCA of Walla Walla	Refund - Overpayment on Splash Pool Rental	59.00	N
15670	8/26/2021	Zoll Medical Corporation	Electrodes for Defibrillators	967.78	N
15671	8/31/2021	AEI Engineering, Inc	wa2007 Hydro Controls Upgrade	13,137.34	N
	8/31/2021	AEI Engineering, Inc	wa2007 Hydro Controls Upgrade	21,107.34	N
	8/31/2021	AEI Engineering, Inc	wa2007 Hydro Controls Upgrade	11,200.84	N
15672	8/31/2021	Albert Bradley Daly	Lap Swim Lessons	39.20	N
15673	8/31/2021	AW Rehn & Associates Inc	COBRA Notice- Headley, Sanderson, Shumake, Struve	100.00	N
15674	8/31/2021	Blue Mountain Action Council	July 2021 Home Repair Program Costs - 2020 Contrac	647.55	N
15675	8/31/2021	Blue Mountain Humane Society	animal care services - August 2021 - res 2015-106	3,948.24	N
15676	8/31/2021	Cascade Natural Gas Inc	Natural Gas - 109 S Palouse	13.78	N
15677	8/31/2021	CenturyLink	55 E Moore Alarm Line	45.44	N
	8/31/2021	CenturyLink	City Hall Router/Finance Credit Card Machine	52.36	N
	8/31/2021	CenturyLink	City Hall Router	52.36	N
	8/31/2021	CenturyLink	Building 65B Alarm Line	86.87	N
15678	8/31/2021	City of Walla Walla	City of Walla Walla LF#11586 08/24/21	56.87	N
	8/31/2021	City of Walla Walla	City of Walla Walla LF#09554 08/24/21	18.20	N
	8/31/2021	City of Walla Walla	City of Walla Walla LF#09551 08/24/21	10,159.67	N
	8/31/2021	City of Walla Walla	City of Walla Walla LF#09550 08/24/21	974.09	N
15679	8/31/2021	College Place Heating & AC Inc	Installation of AC unit in the compost building.	7,672.01	N
15680	8/31/2021	DKS Associates	WW Fleet Electrification Project	1,195.00	N
15681	8/31/2021	Edwards Mechanical & Welding	Labor and parts to repair a trash container.	2,327.20	N
15682	8/31/2021	Environmental Resource Associates Corporation	Source Water Microbe	199.74	N
15683	8/31/2021	Express Services Inc	Temporary employee V Hammill	1,247.60	N
15684	8/31/2021	Financial Consulting Solutions Group Inc	FCS2020 Utility Financial Planning Update	16,721.90	N
15685	8/31/2021	J-U-B Engineers Inc	wwtp2003 Capacity Study	35.00	N
15686	8/31/2021	Laura Cummings	Pickleball Instruction	150.00	N
15687	8/31/2021	Linda Ray	Ukulele Instruction	182.00	N
15688	8/31/2021	MBG Cleaning Services	Janitorial service for August.	205.00	N
	8/31/2021	MBG Cleaning Services	Janitorial service for the Compost building.	500.00	N
	8/31/2021	MBG Cleaning Services	Janitorial service for the main office.	380.00	N
	8/31/2021	MBG Cleaning Services	Janitorial Service - Memorial Pool	240.00	N
15689	8/31/2021	Midwest Tape LLC	Audiobooks/Marc records	297.60	N
	8/31/2021	Midwest Tape LLC	Music CD/Marc record	16.48	N
15690	8/31/2021	Oil Re-Refining Company Inc	Disposal of anti-freeze for HHW.	379.00	N
15691	8/31/2021	Brandon Schreiner	B Schreiner Close 1665 Cambridge	633.10	N
15692	8/31/2021	Christy D Lieuallen	C Lieuallen Close 125 Commercial	332.20	N
15693	8/31/2021	Darayus Satta	D Satta Close 12 Paintbrush	76.59	N

15694	8/31/2021	Jennifer Mattmiller	J Mattmiller Close 525 Liberty	139.93	N
15695	8/31/2021	Kasey Burbank	K Burbank Close 150 Bryant	170.75	N
15696	8/31/2021	Laroy L Dowd	L Dowd Close 630 White	207.26	N
15697	8/31/2021	Marcia Frandsen	M Frandsen Close 732 Village Way	122.10	N
15698	8/31/2021	Nichols Parmley	N Parmley Close 530 Taylor	417.65	N
15699	8/31/2021	Robert Cantrell	R Cantrell Close 505 Sheridan Rd	158.53	N
15700	8/31/2021	Stephanie Arriola - Suarez	S Arriola-Suarez Close 446 School	243.51	N
15701	8/31/2021	Thomas E Fenton	T Fenton Close 62 S Division	210.05	N
15702	8/31/2021	Pacific Power Inc	201 E Rees ave Pump House	1,238.08	N
	8/31/2021	Pacific Power Inc	WAT Well Power Services	1,093.02	N
	8/31/2021	Pacific Power Inc	Power - Vehicle Outlets	113.44	N
15703	8/31/2021	PBS Engineering and Environmental	ST2003 Avery Street Right of Way	3,104.85	N
	8/31/2021	PBS Engineering and Environmental	IRRP025 Park Street CE Service	28,081.40	N
15704	8/31/2021	S & K Mountain Constriction Inc.	GIS Remodel - Floor Leveling	1,807.74	N
15705	8/31/2021	Silver State Consulting Group LLC	45 student,implicit bias & racial profile training	2,025.00	N
15706	8/31/2021	Ted Cummings	Pickleball Instruction	150.00	N
15707	8/31/2021	Washington Association of Building Officials	Job Posting - Building Inspector	100.00	N
15708	8/31/2021	Washington State Department of Ecology	Renewal for WTP Microbiology Lab	600.00	N
15709	8/31/2021	Western Systems	LED Display Panel with Cable Assembly	5,486.38	N
15710	8/31/2021	Walla Walla County	ST2003 Avery Street ROW-Godinez	20.00	N
15711	8/31/2021	Walla Walla County	st2003 Avery Street ROW-Godinez	415.00	N
15712	8/31/2021	Walla Walla Regional Water Testing Service LLC	Nitrate Test - Well #5	33.00	N
<b>Total</b>				<b>5,876,911.02</b>	

Voids for August 2021

CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	INVOICE	FULL ACCOUNT	AMOUNT
15174	08/05/2021	167	Advanced Paging and Communications Inc	55361	010.07.PA.117.57680.3100	230.87
15266	08/12/2021	1	1-2-3 Printing Inc	08112021	010.02.PD.130.52110.4190	135.31
15267	08/12/2021	155	A Worksafe Service Inc	308891	415.00.PW.000.53780.4190	55.00
15268	08/12/2021	1477	Albert Bradley Daly	11550	010.07.PA.115.57100.4100	115.50
15269	08/12/2021	1472	Alexandra Communications, Inc	1202	010.01.SS.042.51892.4100	2,031.56
15270	08/12/2021	179	Allyn M Griffin	24500	010.07.PA.115.57100.4100	245.00
15271	08/12/2021	181	Alterations by Irma	5521-1	010.02.PD.131.52120.4100	52.27
15272	08/12/2021	440	Arrow International	9504262989	429.00.FD.000.52270.3120	2,215.50
15273	08/12/2021	1295	Aspect Consulting, LLC	42100	419.00.PW.000.53790.4100	1,075.05
15274	08/12/2021	624	Basin Disposal of Washington	073121FN	415.00.PW.000.53780.4100	50,860.10
15275	08/12/2021	630	Best Pest Control	43764	010.07.PA.116.57620.4100	152.46
15276	08/12/2021	636	Bi-Mart Corporation	18529	010.02.SS.183.52110.2311	19.38
15277	08/12/2021	644	Blue Mountain Action Council	HomeRepair20 #2	010.01.SS.164.51460.4100	469.36
15278	08/12/2021	1494	Brady Goss	08.14.21	010.05.CM.015.55870.4100	2,500.00
15279	08/12/2021	681	Byrnes Oil Company Inc	CL29165	517.00.SS.000.54850.3490	60.27
15280	08/12/2021	846	Casper Taxidermy	91000	010.07.PA.115.57100.4100	910.00
15281	08/12/2021	854	Central Washington Asphalt Inc	9162	112.04.PW.000.54230.3171	8,420.67
15282	08/12/2021	856	CenturyLink	509-525-9585 473B 7	010.06.SS.170.56540.4100	86.29
15283	08/12/2021	867	Christel Joy Johnson	51100	010.07.PA.115.57100.4100	511.00
15284	08/12/2021	875	Chuck Fulton	LEOFF 8.21	010.02.SS.183.52110.2311	134.30
15285	08/12/2021	879	City of Walla Walla	249343	010.07.PA.117.57680.4400	191.56
15286	08/12/2021	894	College Place Heating & AC Inc	57423	010.07.PA.117.57680.4100	6,599.34
15287	08/12/2021	1098	Columbia County Public Hospital District	9	429.00.FD.000.52270.3120	1,420.69
15288	08/12/2021	1081	Daniel Seese	LEOFF 8.21	010.02.SS.181.52210.2311	118.50
15289	08/12/2021	1084	DataProse LLC	DP2102664	429.00.FD.000.52270.4100	0.20
15290	08/12/2021	1092	David Mumm	21-1354	010.01.SS.042.51892.4100	1,436.90
15291	08/12/2021	1102	Demco Inc	6970215	010.07.LB.105.57220.3100	1,430.93
15292	08/12/2021	383	Washington State Department of Corrections	WAP2107.1065-wat	416.00.PW.188.53480.4100	648.96
15293	08/12/2021	1115	DKS Associates	0078148	010.01.PW.151.51891.4100	490.00
15294	08/12/2021	225	Downtown Walla Walla Foundation	11901	010.05.CM.015.55870.4100	1,000.00
15295	08/12/2021	1303	Earl Richardson	LEOFF 8.21	010.02.SS.181.52210.2311	148.50
15296	08/12/2021	254	Emilio Buttice	LEOFF 8.21	010.02.SS.181.52210.2311	148.50
15297	08/12/2021	283	Express Services Inc	25786051	010.01.FN.050.51421.4100	1,247.60
15298	08/12/2021	453	Financial Consulting Solutions Group Inc	3217-2210	010.05.DS.141.55860.4100	4,815.20
15299	08/12/2021	1457	Fine Family LLC	39796	518.00.SS.000.59448.6400	9,374.14
15300	08/12/2021	467	Fred Mitchell	LEOFF 8.21	010.02.SS.181.52210.2311	147.50
15301	08/12/2021	488	George Berg	LEOFF 8.21	010.02.SS.181.52210.2311	127.50
15302	08/12/2021	489	George Wiese	LEOFF 8.21	010.02.SS.181.52210.2311	125.50
15303	08/12/2021	514	H2E Inc	79106	418.00.PW.300.59435.6725	11,865.00
15304	08/12/2021	1484	James J Hackiewicz	16800	010.07.PA.115.57100.4100	168.00
15305	08/12/2021	1460	James Wesley Roberson	98000	010.07.PA.115.57100.4100	980.00
15306	08/12/2021	755	Jeffrey Adams	Q1/2 2021 Ponti	010.01.SS.030.51591.4100	1,050.00
15307	08/12/2021	905	Jerry Brown	LEOFF 8.21	010.02.SS.183.52110.2311	148.50
15308	08/12/2021	1474	Jose Deleon III	08.14.2021	010.05.CM.015.55870.4100	1,750.00
15309	08/12/2021	929	Joyce Ziker Parkinson PLLC	56846	419.00.PW.000.53790.4100	754.00
15310	08/12/2021	1309	KC Industries Inc	Payest 1-211	416.00.PW.600.53410.4100	97,498.92
15311	08/12/2021	1357	Kellermeyer Bergensons Services, LLC	INV0410536	010.02.PD.130.52110.4100	2,597.62
15312	08/12/2021	945	Kenneth Butherus	LEOFF 8.21	010.02.SS.181.52210.2311	148.50
15313	08/12/2021	948	Kennewick Industrial and Electrical Supply Inc	5072194	010.07.PA.117.57680.3100	170.36
15314	08/12/2021	1120	Larry Cunningham	LEOFF 8.21	010.02.SS.181.52210.2311	146.50
15315	08/12/2021	1121	Larry Warren	LEOFF 8.21	010.02.SS.181.52210.2311	121.50
15316	08/12/2021	1138	Leonard Adams	LEOFF 8.21	010.02.SS.183.52110.2311	148.50
15317	08/12/2021	1141	Lewellyn Law Office PLLC	2054	010.01.SS.030.51591.4100	8,662.50
15318	08/12/2021	1282	Linda Ray	19500	010.07.PA.115.57100.4100	195.00
15319	08/12/2021	1176	MBG Cleaning Services	20-1417	010.07.PA.115.57100.4100	280.00
15320	08/12/2021	1448	Michael Edward Valdez	59500	010.07.PA.115.57100.4100	595.00
15321	08/12/2021	16	Michael Everett	LEOFF 8.21	010.02.SS.181.52210.2311	148.50
15322	08/12/2021	29	Midwest Tape LLC	500710905	010.07.LB.100.57220.3103	48.94
15323	08/12/2021	34	Mill Creek Mechanical LLC	31818	429.00.FD.000.52270.4700	1,542.30
15324	08/12/2021	39	Moreno & Nelson Construction	Payest 2-006	416.00.PW.300.59434.6719	1,233.48
15325	08/12/2021	73	Neil Hinton	LEOFF 8.21	429.00.FD.000.52270.2311	148.50
15326	08/12/2021	304	Northwest Playground Equipment Inc	48258	010.07.PA.117.57680.3100	163.74
15327	08/12/2021	999999	Alterations by Nonie	009955	010.02.PD.131.52120.4100	76.23
15328	08/12/2021	999999	Associated Veterinary Medical Center	307918	010.02.PD.131.52120.4100	190.17
15329	08/12/2021	999999	Greg Jacob	18000	010.07.PA.115.57100.4100	180.00
15330	08/12/2021	999999	Greg Jacob	16000	010.07.PA.115.57100.4100	160.00
15331	08/12/2021	999999	Scott Schafer	24500	010.07.PA.115.57100.4100	245.00
15332	08/12/2021	1483	Orlan John Newton	10000	010.07.PA.115.57100.4100	100.00
15333	08/12/2021	336	Owen Equipment Inc	00202248	517.00.SS.000.54830.3461	6,155.29
15334	08/12/2021	345	Pacific Power Inc	42435821-220 9 7	010.06.SS.170.56540.4100	774.30
15335	08/12/2021	523	PBS Engineering and Environmental	0071629.000-1	112.04.PW.600.54440.4100	8,680.00
15336	08/12/2021	556	Profesionales Bilingues	063021	010.02.PD.130.52110.4100	97.50
15337	08/12/2021	563	ProTime Sports Inc	294561	010.07.PA.115.57100.3100	40.15

15338	08/12/2021	578	Quality Petroleum Products Inc	44018	517.00.SS.000.54850.3490	596.45
15339	08/12/2021	1467	Richard Alan Miller	8-20321 Census	010.05.DS.141.55860.4100	2,417.00
15340	08/12/2021	1410	Riley Del Jones	15000	010.07.PA.115.57100.4100	150.00
15341	08/12/2021	775	Robert Tabacco	136125	010.07.PA.115.57100.4100	1,361.25
15342	08/12/2021	783	Ronald Brookshire	LEOFF 8.21	010.02.SS.183.52110.2311	148.50
15343	08/12/2021	785	Ronald Mailloux	LEOFF 8.21	010.02.SS.181.52210.2311	134.50
15344	08/12/2021	813	Schwyn Environmental Services LLC	1358-1362	419.00.PW.345.55370.4100	4,850.00
15345	08/12/2021	1459	Slice of Life	1004	010.07.PA.116.57620.3460	2,632.10
15346	08/12/2021	1007	Stewarts Cleaners	100832July21	010.02.PD.131.52120.4190	763.35
15347	08/12/2021	1016	Sunday Dawson LMP	218519	010.02.SS.181.52210.2311	190.00
15348	08/12/2021	1024	Swire Coca-Cola USA	1619215104	010.07.PA.116.57620.3460	271.53
15349	08/12/2021	1025	Systems Design West LLC	20211606	429.00.FD.000.52270.3120	7,142.30
15350	08/12/2021	1039	Terry Thompson	LEOFF 8.21	010.02.SS.183.52110.2311	163.40
15351	08/12/2021	1211	TLO LLC	230331June21	010.02.PD.131.52120.4100	81.68
15352	08/12/2021	1215	Tom Anderson	LEOFF 8.21	010.02.SS.181.52210.2311	134.50
15353	08/12/2021	1254	Tyler Technologies Inc	045-350720	010.01.FN.050.51420.4100	1,275.00
15354	08/12/2021	97	Varsity Facility Services Inc	ARB0194968	416.00.PW.188.53480.4100	225.00
15355	08/12/2021	100	Vern's & Son Inc	148303-00	010.07.PA.116.57620.3460	319.09
15356	08/12/2021	102	Victor Walker	42000	010.07.PA.115.57100.4100	420.00
15357	08/12/2021	103	Visit Walla Walla	07.21 TPA	127.00.SS.000.55730.4100	38,854.48
15358	08/12/2021	384	Washington State Department of Ecology	21-WAR310349-1	417.00.PW.300.59540.6726	36.33
15359	08/12/2021	398	Washington State Patrol	I22000125	010.00.00.000.00000.237100	229.75
15360	08/12/2021	405	WATECH	90112021070029	010.02.PD.130.52110.4200	285.00
15361	08/12/2021	413	Wesley Carney	LEOFF 8.21	010.02.SS.181.52210.2311	129.50
15362	08/12/2021	1495	Whiskey Creek Band	08.14.2021	010.05.CM.015.55870.4100	1,000.00
15363	08/12/2021	431	Wilbur-Ellis Inc	14547320	010.07.PA.117.57680.3100	2,000.08
15364	08/12/2021	433	William B Ostrander Sr	45500	010.07.PA.115.57100.4100	455.00
15365	08/12/2021	110	Walla Walla Alliance for the Homeless	677	010.06.SS.170.56540.4100	2,710.50
15366	08/12/2021	119	Walla Walla County Fire District 4	5829	010.02.FD.121.52210.4100	23,797.44
15553	08/26/2021	1463	Axon Enterprise, Inc	INUS007103	010.02.PD.131.52120.3100	904.74
15356	08/12/2021	102	Victor Walker	169400	010.07.PA.115.57100.4100	1,694.00
15355	08/12/2021	100	Vern's & Son Inc	146923-00	010.07.PA.116.57620.3460	762.52
15355	08/12/2021	100	Vern's & Son Inc	145652-00	010.07.PA.116.57620.3460	501.12
15355	08/12/2021	100	Vern's & Son Inc	138421-00	010.07.PA.116.57620.3460	489.53
15355	08/12/2021	100	Vern's & Son Inc	144285-0A	010.07.PA.116.57620.3460	(261.24)
15355	08/12/2021	100	Vern's & Son Inc	142596-00	010.07.PA.116.57620.3460	144.00
15355	08/12/2021	100	Vern's & Son Inc	148763-00	010.07.PA.116.57620.3460	1,599.70
15355	08/12/2021	100	Vern's & Son Inc	145679-00	010.07.PA.116.57620.3460	25.34
15355	08/12/2021	100	Vern's & Son Inc	147405-00	010.07.PA.116.57620.3460	2,547.94
15355	08/12/2021	100	Vern's & Son Inc	146107-0A	010.07.PA.116.57620.3460	(882.40)
15355	08/12/2021	100	Vern's & Son Inc	143525-00	010.07.PA.116.57620.3460	891.34
15355	08/12/2021	100	Vern's & Son Inc	144285-00	010.07.PA.116.57620.3460	980.15
15355	08/12/2021	100	Vern's & Son Inc	142909-00	010.07.PA.116.57620.3460	1,362.42
15355	08/12/2021	100	Vern's & Son Inc	141510-00	010.07.PA.116.57620.3460	1,435.35
15355	08/12/2021	100	Vern's & Son Inc	142169-00	010.07.PA.116.57620.3460	1,702.95
15355	08/12/2021	100	Vern's & Son Inc	137745-00	010.07.PA.116.57620.3460	1,775.83
15355	08/12/2021	100	Vern's & Son Inc	139664-00	010.07.PA.116.57620.3460	1,862.91
15355	08/12/2021	100	Vern's & Son Inc	146107-00	010.07.PA.116.57620.3460	1,915.90
15355	08/12/2021	100	Vern's & Son Inc	144789-00	010.07.PA.116.57620.3460	1,621.53
15354	08/12/2021	97	Varsity Facility Services Inc	INV4197574	416.00.PW.188.53480.4100	225.00
15353	08/12/2021	1254	Tyler Technologies Inc	045-349594	010.01.FN.050.51420.4100	1,650.00
15351	08/12/2021	1211	TLO LLC	230331July21	010.02.PD.131.52120.4100	81.68
15348	08/12/2021	1024	Swire Coca-Cola USA	1619215105	010.07.PA.116.57620.3124	(40.00)
15344	08/12/2021	813	Schwyn Environmental Services LLC	1358-1362	419.00.PW.000.53790.4100	5,287.05
15338	08/12/2021	578	Quality Petroleum Products Inc	100505	010.03.PA.118.53600.4969	1,005.05
15335	08/12/2021	523	PBS Engineering and Environmental	0071573.000-6	399.04.PW.905.54230.4100	7,580.00
15335	08/12/2021	523	PBS Engineering and Environmental	0071718.000-1	112.04.PW.600.54440.4100	14,392.50
15334	08/12/2021	345	Pacific Power Inc	57957502-001 4.21.8	010.07.PA.115.57100.4410	469.42
15334	08/12/2021	345	Pacific Power Inc	57957502-001 4.21.8	010.07.PA.117.57680.4410	34.76
15334	08/12/2021	345	Pacific Power Inc	42435821-227 4.21.8	010.07.PA.117.57680.4410	52.58
15334	08/12/2021	345	Pacific Power Inc	42435821-194 6.21.82	010.07.PA.117.57680.4410	235.62
15334	08/12/2021	345	Pacific Power Inc	42435821-194 6.21.8	010.07.PA.116.57620.4410	3,912.69
15334	08/12/2021	345	Pacific Power Inc	42435821-164-9 (8)	112.04.PW.201.54264.4410	3,397.19
15334	08/12/2021	345	Pacific Power Inc	42435821-017-9 (8)	112.04.PW.201.54264.4410	48.42
15334	08/12/2021	345	Pacific Power Inc	42435821-207-6 (8)	112.04.PW.201.54264.4410	29.48
15334	08/12/2021	345	Pacific Power Inc	42435821-155-7 (8)	112.04.PW.201.54264.4410	18.57
15334	08/12/2021	345	Pacific Power Inc	42435821-183 9 7	416.00.PW.188.53480.4410	1,297.16
15333	08/12/2021	336	Owen Equipment Inc	00202248	517.00.SS.000.54870.4720	6,403.32
15333	08/12/2021	336	Owen Equipment Inc	00202247	517.00.SS.000.54870.4720	6,403.32
15333	08/12/2021	336	Owen Equipment Inc	00202247	517.00.SS.000.54830.3461	18,492.81
15324	08/12/2021	39	Moreno & Nelson Construction	Payest 2-006	417.00.PW.300.59540.6719	17,786.79
15324	08/12/2021	39	Moreno & Nelson Construction	Payest 2-006	320.14.PW.000.59550.6719	#####
15313	08/12/2021	948	Kennewick Industrial and Electrical Supply Inc	5072661	010.07.PA.117.57680.3100	163.43
15313	08/12/2021	948	Kennewick Industrial and Electrical Supply Inc	5073123	010.07.PA.117.57680.3100	162.79
15313	08/12/2021	948	Kennewick Industrial and Electrical Supply Inc	5073087	010.07.PA.117.57680.3100	79.36
15313	08/12/2021	948	Kennewick Industrial and Electrical Supply Inc	5071870	010.07.PA.117.57680.3100	45.69

15313	08/12/2021 948	Kennewick Industrial and Electrical Supply Inc	5073156	010.07.PA.117.57680.3100	37.91
15313	08/12/2021 948	Kennewick Industrial and Electrical Supply Inc	5073147	010.07.PA.117.57680.3100	27.93
15313	08/12/2021 948	Kennewick Industrial and Electrical Supply Inc	5072969	010.07.PA.117.57680.3100	16.30
15311	08/12/2021 1357	Kellermeyer Bergensons Services, LLC	INV0390194	010.02.PD.130.52110.4100	2,597.62
15311	08/12/2021 1357	Kellermeyer Bergensons Services, LLC	INV0410535	510.02.PD.000.52800.4100	390.90
15311	08/12/2021 1357	Kellermeyer Bergensons Services, LLC	INV0390193	510.02.PD.000.52800.4100	390.90
15304	08/12/2021 1484	James J Hackiewicz	12600	010.07.PA.115.57100.4100	126.00
15293	08/12/2021 1115	DKS Associates	0078133	112.04.PW.600.54440.4100	5,035.00
15289	08/12/2021 1084	DataProse LLC	DP2102664	429.00.FD.000.52270.4100	44.00
15289	08/12/2021 1084	DataProse LLC	DP2102664	010.01.SS.042.51892.4200	115.71
15289	08/12/2021 1084	DataProse LLC	DP2102664	010.01.FN.050.51421.4200	4,712.53
15289	08/12/2021 1084	DataProse LLC	DP2102664	010.01.FN.050.51421.4100	2,040.23
15285	08/12/2021 879	City of Walla Walla	249282	010.07.PA.117.57680.4400	56.72
15285	08/12/2021 879	City of Walla Walla	LF09549 08/03/21	415.00.PW.000.53780.4400	24,412.06
15285	08/12/2021 879	City of Walla Walla	LF09550 08/03/21	415.00.PW.000.53780.4400	1,095.36
15285	08/12/2021 879	City of Walla Walla	LF09551 08/03/21	415.00.PW.000.53780.4400	10,874.18
15285	08/12/2021 879	City of Walla Walla	LF#11586 08/03/21	415.00.PW.000.53780.4400	101.77
15285	08/12/2021 879	City of Walla Walla	LF#09554 08/03/21	415.00.PW.000.53780.4400	179.40
15282	08/12/2021 856	CenturyLink	509-525-9585 473B 6	010.06.SS.170.56540.4100	73.22
15282	08/12/2021 856	CenturyLink	509-527-4594 949B217	010.03.PA.118.53600.4200	45.51
15282	08/12/2021 856	CenturyLink	5095273769270B-7-21	517.00.SS.000.54870.4200	60.40
15282	08/12/2021 856	CenturyLink	509z220433631Baugust	010.02.PD.130.52110.4200	244.43
15282	08/12/2021 856	CenturyLink	509-525-9489 420B7	416.00.PW.188.53480.4200	54.95
15281	08/12/2021 854	Central Washington Asphalt Inc	9111	112.04.PW.000.54230.3171	92,828.10
15279	08/12/2021 681	Byrnes Oil Company Inc	CI29167	010.02.PD.131.52120.4100	204.18
15276	08/12/2021 636	Bi-Mart Corporation	18529	429.00.FD.000.52270.2311	114.52
15276	08/12/2021 636	Bi-Mart Corporation	18529	010.02.SS.181.52210.2311	5.98
15276	08/12/2021 636	Bi-Mart Corporation	18529	010.02.SS.181.52210.2311	7.69
15275	08/12/2021 630	Best Pest Control	43757	010.07.PA.117.57680.4100	119.79
15275	08/12/2021 630	Best Pest Control	43758	010.07.PA.117.57680.4100	108.90
15275	08/12/2021 630	Best Pest Control	43760	010.03.PA.118.53600.4100	76.23
15275	08/12/2021 630	Best Pest Control	43759	010.02.PD.130.52110.4100	136.13
15275	08/12/2021 630	Best Pest Control	43763	429.00.FD.000.52270.4700	108.90
15275	08/12/2021 630	Best Pest Control	43761	010.02.FD.121.52210.3100	108.90
15272	08/12/2021 440	Arrow International	9504257668	429.00.FD.000.52270.3120	2,215.50
15266	08/12/2021 1	1-2-3 Printing Inc	RGuse	416.00.PW.189.53489.4200	51.18
15266	08/12/2021 1	1-2-3 Printing Inc	3703721	010.07.PA.115.57100.3100	37.03
15174	08/05/2021 167	Advanced Paging and Communications Inc	55338	010.07.PA.117.57682.3100	100.71
15174	08/05/2021 167	Advanced Paging and Communications Inc	55403	010.07.PA.117.57680.3100	57.17

**Conflict statement**

/1/2021 through 8/31/2021

<u>Check Transfer</u>	<u>Check Transfer Date</u>	<u>Vendor Name</u>	<u>Description</u>	<u>Total Amount</u>
<b>BLUE MOUNTAIN ACTION COUNCIL</b>				
15177	08/05/2021	BLUE MOUNTAIN ACTION COUNCIL	Utility Discount Services	150.00
15378	08/12/2021	BLUE MOUNTAIN ACTION COUNCIL	June 2021 Home Repair Program	469.36
15479	08/20/2021	BLUE MOUNTAIN ACTION COUNCIL	Commitment to Community Q2 2021	12,500.00
		BLUE MOUNTAIN ACTION COUNCIL	June 2021 Program Support	4,583.00
		BLUE MOUNTAIN ACTION COUNCIL	June 2021 CDBG-CV Emergency Payment	12184.87
15675	08/31/2021	BLUE MOUNTAIN ACTION COUNCIL	July 2021 Home Repair Program Costs - 2020	647.55
<b>Total</b>				<b>30,534.78</b>